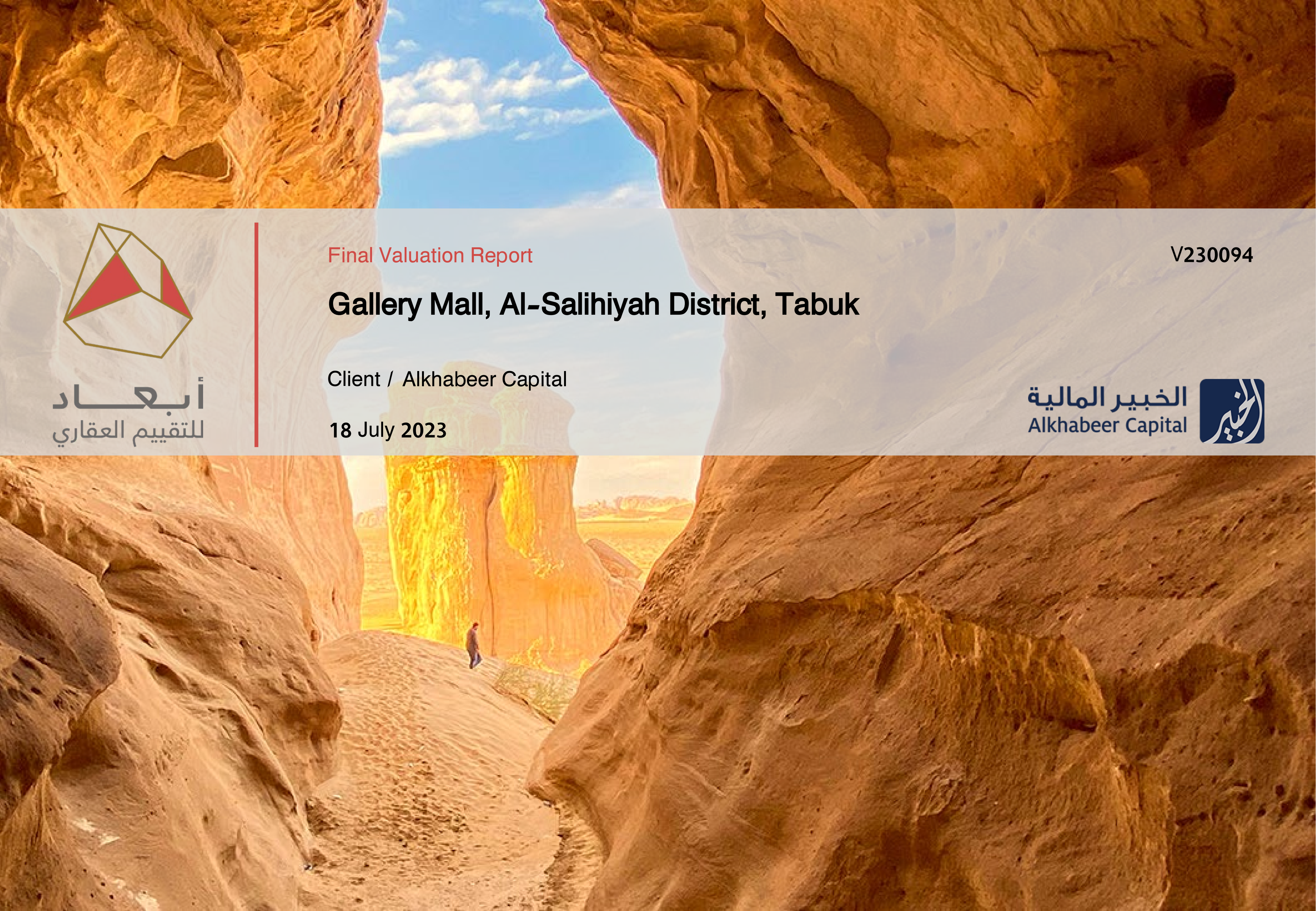

أبعاد للتقييم العقاري

Final Valuation Report

V230094

Gallery Mall, Al-Salihiyah District, Tabuk

Client / Alkhabeer Capital

18 July 2023

الخبير المالية
Alkhabeer Capital

Introduction

أبعاد
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Dear / Alkhabeer Capital

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

Please find attached the report as per your request for a property valuation, hoping that the report meets your requirements as requested from us, and complies with the International Valuation Standards (IVS) issued by the International Valuation Standards Council (IVSC) in 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	V230094
Proposal Reference Number	P230167

Registration Certificate

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- Summary of the Report
- General Terms and Conditions

Executive Summary

Report Summary

أبعاد للتقييم العقاري

Executive Summary

The Subject property is a closed commercial center consisting of two floors and a basement, the land area is 41,630 square meters and the total rental area is 35,868 square meters.
The property is located in Al-Salhiya district on King Khalid Road in Tabuk.
The subject property is approximately 4 km north of downtown, and about 7 km from Prince Sultan bin Abdulaziz International Airport in the Salhiya district of Tabuk.
The Subject property is located in Tabuk, which is the base for the Principality of Tabuk Province and the largest northern city of Saudi Arabia, and around it are some of the most important monuments in the Arabian Peninsula and It is considered one of the important agricultural areas in the Kingdom. It has a population of approximately 551,124 people.

Property Information

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

Valuation Summary

Details	Information
Purpose of Valuation	Financial Statements
Other independent Users	Fund Manager and Investors – Report Reviewers
Report Type	Detailed Report
Date of Approval	29 May 2023
Date of Inspection	12 June 2023
Date of Valuation	30 June 2023
Basis of Value	Fair Value
Valuation Hypothesis	Current Use
Valuation Approach	Income Approach
Currency	Saudi Arabian Riyal (SAR)
Property's fair value	**165,490,000**

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 fair 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 Visually. 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

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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 fair value by the required date.

Subject of Valuation:

- The subject of the valuation is the assessment of the Fair Value of Gallery Mall Property at Al-Salihiyah District, Tabuk, for Financial statements Purposes.

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 fair value, which is defined in accordance with the International Valuation Standards in 2022 as follows:
- International Accounting Standard No. (13) defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Valuation Date

- We confirm that the valuation was carried out on 30 June 2023.

Inspection Date:

- We confirm that the inspection was carried out on 12 June 2023.

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 contract waiver document
- 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
- Report Validity

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
- No important assumptions or any special assumptions were applied.

Report Validity

- This report is valid for 120 days from Valuation Date unless something changed in the real estate market that affects the value of the property, such as government decisions.

Site Location Analysis

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

Site Location Analysis

The Property at City Level

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

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

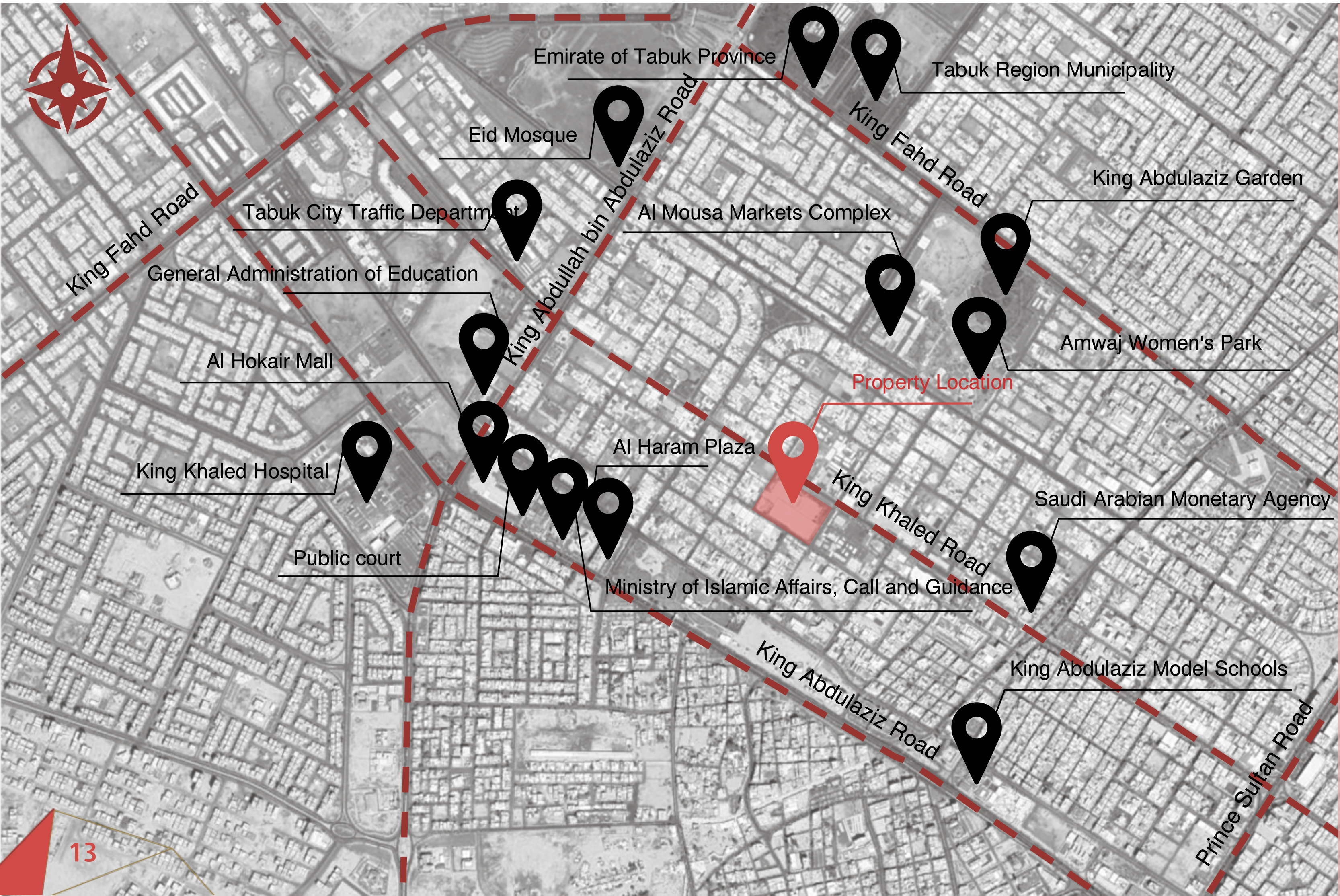
As per the **2017** population survey, the City has a population of approximately **551,124**.

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

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

Site Location Analysis

Property at District Level



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

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

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

Site Location Analysis

Property Description

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

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

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

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

Site Location Analysis

Property Photographs

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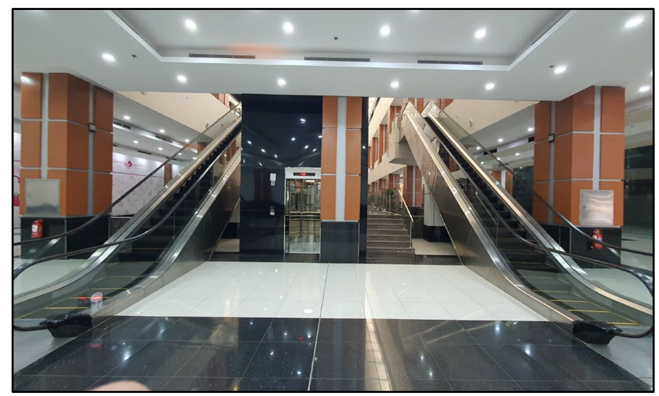
Site Location Analysis

Property Photographs

أبعاد
للتقييم العقاري





Property Details

- Title Information

Property Details

Tenure Information

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Property Ownership:

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

Lengths of Sides and Widths of Streets:

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

Lease Contract Summary:

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

No legal document has been verified for the subject property under evaluation, which includes planning, ownership, mortgage and some legal matters on which all or part of this report is based and considered reliable. It was assumed that the instrument was valid and binding. It was also assumed that the property is free from any legal obligations, mortgage rights or any Constraints.

Information Sources (Lease Contract Copy).

Valuation

- Analysis of Property Risks
- Market Study-Demand and Supply
- Valuation Approach
- Valuation Using the Income Method
- Summary of Value

Property Risk Analysis

Long-term contract risks

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

Competition risk

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

Regulatory and legislative risks

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

Revenue security risk

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

Economic risk

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

Market Study-Demand and Supply

Office

- In the first three months of 2023, around 50,000 sq. m. of office gross leasable area (GLA) was delivered in Riyadh and Jeddah collectively. This brought the total existing stock to approximately 4.9 million sq. m. in the capital and 1.2 million sq. m. in Jeddah. Over the remainder of this year, an additional 61,000 sq. m. and 583,000 sq. m. of office GLA is scheduled to enter the market in Jeddah and Riyadh, respectively.
- In the capital, the supply and demand dynamics have further shifted the tide towards landlords, and they are expected to continue to remain bullish in order to capitalize on the strong demand. Additionally, corporates have been expanding towards the north, where office offerings come with better accessibility and parking. There is tight availability of good quality office space in the market. Indeed, the average market-wide vacancy in Riyadh dropped to 1٪ in Q1 2023. As a result, average Grade A rents increased by 19٪ year-on-year (Y-o-Y) to reach SAR 1,764 per sq. m. per annum during the same period.
- In Jeddah however, the office market is exhibiting signs of softening. That said, well managed, single owned quality office spaces are highly sought after. Consequently, average Grade A rents rose by 15٪ Y-o-Y to reach SAR 1,199 per sq. m. per annum in the first quarter of 2023. Broadly, market-wide demand is being led by local companies and family businesses relocating to newer areas towards the north and west. Accordingly, the citywide average vacancy stood at 8٪ in Q1 2023.
- The office market in the Kingdom is expected to sustain its positive momentum. As Riyadh is being positioned as the new commercial nerve center, we expect more efforts towards substantially improving the infrastructure of the capital, to cater to its increasing popularity.

Source of Info: Jll

Residential

- Riyadh witnessed the completion of close to 7,800 residential units in Q1 2023, pushing up the total stock to 1.4 million residential units. Over the same period, 4,400 units were handed over in Jeddah to bring the city's residential inventory to 864,000 units. In the remaining months of this year, 45,000 units are planned to be delivered across the two cities combined.
- Several government-backed projects were launched in recent months to support the growing residential sector, such as the first phase of Al Arous in Jeddah, Al Fursan, and the second phase of Khuzum in the capital. One of the biggest announcements has been the launch of New Murabba in Riyadh, which aims to be one of the world's largest downtowns. All these announcements are reflective of strong pent-up demand and the government's continued confidence in the long-term growth of the residential sector in the Kingdom.
- The government has introduced several measures to expedite home ownership among Saudi nationals and boost the residential sector. Demand has been increasing, and I expect to continue to trend up. In a recent announcement, 100 million sq. m. of land was allocated to the residential sector in the capital and other cities to control the increase in land and residential prices. Undeniably, in the first quarter of 2023, average sale prices and rents in Riyadh increased by 7٪ and 2٪, Y-o-Y, respectively. On the same basis, in Jeddah, average sale prices increased by 11٪ annually, and average rents climbed by 9٪.
- Overall, there has been a structural shift in the market, and demand for apartments has been outpacing villas, with sale prices registering an annual growth of 6٪ in the capital and 17٪ in Jeddah, in Q1 2023. Over the same period, rents for apartments grew by 4٪ in Riyadh and 13٪ in Jeddah.

Source of Info: Jll

Market Study-Demand and Supply

Retail

- In Q1 2023, there were two retail developments completed in Riyadh, adding approximately 84,000 sq. m. of retail space and increasing the total supply to 3.4 million sq. m. Over the same period, Jeddah's retail stock increased by roughly 46,000 sq. m. to 1.8 million sq. m. In the remaining nine months of this year, 478,000 sq. m. of retail floorspace is scheduled to enter the market in Jeddah and about 105,000 sq. m. in Riyadh. With the retail market softening in Jeddah, we continue to be cautious about completing future projects on schedule.
- Overall, strip retail and smaller community centers have been performing better than larger super regional malls. The majority of the inquiries were for smaller spaces, particularly in Jeddah, where enquired spaces ranged between 8 to 120 sq. m. Additionally, tenants displayed a preference for corner locations with high visibility on the street, and outdoor seating areas have become very important for F&B (Food and Beverage) retailers due to their increasing popularity among consumers. In line with this trend, several malls have started to establish a separate F&B area located outside of the malls to attract tenants and increase footfall in their developments.
- F&B and entertainment segments have been the key footfall generators with increased focus on experiential retail. Moreover, landlords in the capital are trying to attract new market entrants who do not have a local presence in the country. In contrast, landlords in Jeddah are being more cautious and are seeking well-known brands to avoid risks associated with new market entrants.
- Looking at the rental performance, in annual terms, rents for super regional and regional malls increased by 11٪ and 8٪, respectively, in Riyadh in the first quarter of this year. On the same basis, rents in Jeddah fell on average by 6٪ across super regional malls and remained stable for regional malls, signaling slowing market conditions in the city.

Source of Info: Jll

Hospitality

- There were no new hotel developments completed in the capital in Q1 2023, keeping the total stock stable at 21,000 keys. During the same period, Jeddah saw the delivery of 300 keys, increasing the total existing supply to 16,000 keys. An additional 3,000 keys are scheduled to enter the market in 2023 in both cities combined. Of this, around 2,000 keys are expected to enter Riyadh, and the remaining 1,000 keys are in Jeddah.
- As part of its efforts to increase tourism in the Kingdom and reach the target of 100 million visits a year by 2030, the government recently launched a new national airline, Riyadh Air, which will have its hub at Riyadh's King Salman International Airport. Additionally, a new stop-over (transit) visa was also announced for passengers traveling using existing national airlines, Saudia and Flynas. All these initiatives are going to boost the hospitality industry and help position Saudi Arabia as a global tourism destination in the long run.
- The Saudi market is currently going through a cultural shift, where new entertainment venues are being created, and global events are being hosted to establish its presence on the global tourism map. Looking at the growth prospects of the hotel industry, the majority of the operators who already have a presence in the country are planning to aggressively expand their offerings in the Kingdom and increase the volume of rooms under their portfolios. That said, owners of hospitality developments, are seeking to attract new unique operators.
- As a result, the hospitality sector performed strongly in the first quarter of 2023. Riyadh's occupancy rate rose to 76٪, and the average daily rate (ADR) increased to USD 212 for YT February 2023, compared to the same period last year. On the same basis, Jeddah's occupancy rate reached 54٪ and ADR was recorded at USD 147. The Saudi hospitality market is expected to sustain its positive drive and improve further.

Source of Info: Jll

Valuation Approach

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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 fair value of the subject property, we have used the following methods and approaches:

Income Method (Discounted Cash Flows)

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

Key Assumptions in the Discounted Cash Flow Method:

Revenues

- The annual gross income of the subject property is assessed at 33,293,826 SAR, **based on the market rental rates**. The percentage of additional income was also assessed at 5٪ of the total income of the property.

Discount Rate

- Based on our understanding of similar properties in the area of the property, and taking into consideration the site features, area, uses, terrain, and supply and demand, we have applied a discount rate of 11.8٪.

Inflation Rate

- In respect of the cash flow of the project, an inflation rate of 2.80٪ is applied.

Valuation

Comparable Sites

Almakan Mall

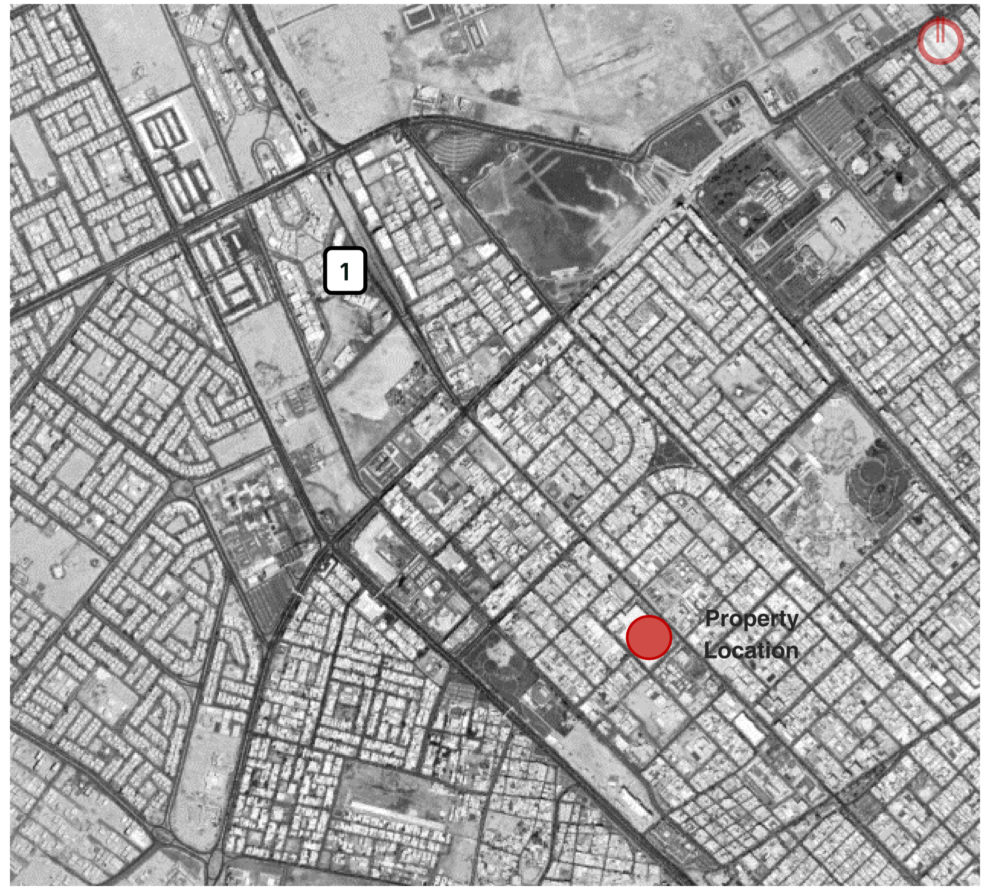
	Type of Units	Average Area (m2)	Average Rental Rate (SAR)	Average Rental Rate (SAR/m2)
Al Makan Mall	Kiosk	9	84,000	9,333
	Showroom	151	209,250	1,386
	Restaurant	100	250,000	2,500

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

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

Information Source(Field Research)

Comparable Site Map:



Valuation

Comparable Sites

Tabouk Park

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

- The project is a commercial entertainment compound, which is considered one of the largest markets in Tabuk and a significant tourism landmark in the region. It is located on King Faisal Road alongside Prince Fahad bin Sultan Park, and was built on an area of 180,000 m2. It includes many brands, and is comprised of two huge floors, in addition to an outdoor garden area designed to enrich the users' shopping experience. It is one of the best touristic places in Tabuk, with a group of domestic and global brand stores. Tabuk Park has a leasable area of 80,000 m2.

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

Information Source(Field Research)

Comparable Site Map:

Valuation

Revenues Estimation

The following table summarizes the initial rental rates of units based on their uses:

Use	Rental Price for Ground Floor (SAR/sqm)	Rental Price for First Floor (SAR/sqm)	GLA Ground Floor (sqm)	GLA First Floor (sqm)	Ground Floor Income (SAR)	First Floor Income (SAR)
Showrooms from 45 up to 85 Sqm	1,850	1,410	663	1,635	1,226,550	2,305,956
Showrooms grater than 85 Sqm	1,486	1,175	6,593	6,239	9,799,825	7,332,751
Showrooms grater than 500 Sqm	1,040	823	1,423	886	1,480,602	728,926
Kiosk	10,909	10,000	188	82	2,045,455	815,000
Secondary Large Showroom	553	375	6,155	1,212	3,400,638	454,500
Main Large Showroom	425	281	4,810	5,900	2,044,250	1,659,375

The average rental price was estimated for the units. The table below shows the total expected income with an occupancy rate of 100٪.

Description	Details
Total expected income (SAR)	33,293,826
Annual Land Lease (SAR)	1,579,000

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Valuation Using the Income Method

Given the prior information, cash flows were calculated to reach the value of the subject property. The cash flows covers 14.5 years, with an income of SAR 33,293,826 based on the market for the remaining term of the land lease contract. The cash flow schedule is made every six months:

Inflation Rate: Discounted cash flows are calculated at an annual inflation rate of 2.8٪ per annum by taking the average rate of inflation in the domestic product of the Kingdom of Saudi Arabia for the past 12 years as per the Central Bank of Saudi Arabia.

Discount rate: Based on our understanding of similar properties in the real estate area, and taking into account the characteristics of the location, area, use, supply and demand, we applied a discount rate of 11.8٪.

Summary of Cash Flow Calculations:

Period (semi annual)	1	2	3	4	5	26	27	28	29
Occupancy Rate (٪)	100.0٪	100.0٪	100.0٪	100.0٪	100.0٪	100.0٪	100.0٪	100.0٪	100.0٪
Income (SAR)	16,878,361	17,113,027	17,350,955	17,592,191	17,836,782	23,836,594	24,168,003	24,504,019	24,844,707
Vacancy Rate (٪)	34.7٪	32.2٪	29.7٪	27.2٪	24.7٪	15.0٪	15.0٪	15.0٪	15.0٪
Vacancy Costs (SAR)	5,865,095	5,518,814	5,161,770	4,793,731	4,414,460	3,575,489	3,625,200	3,675,603	3,726,706
Additional Income (SAR)	220,265	231,884	243,784	255,969	268,446	405,222	410,856	416,568	422,360
Net Income (SAR)	11,233,531	11,826,097	12,432,969	13,054,430	13,690,768	20,666,327	20,953,658	21,244,984	21,540,361
Management Fee Cost Ratio (٪)	4.0٪	4.0٪	4.0٪	4.0٪	4.0٪	4.0٪	4.0٪	4.0٪	4.0٪
Management Fee Costs (SAR)	449,341	473,044	497,319	522,177	547,631	826,653	838,146	849,799	861,614
Rental Fee Cost Ratio (٪)	1.0٪	1.0٪	1.0٪	1.0٪	1.0٪	1.0٪	1.0٪	1.0٪	1.0٪
Rental Fee Costs (SAR)	112,335	118,261	124,330	130,544	136,908	206,663	209,537	212,450	215,404
One-time rental fee cost (٪)	0.0٪	6.0٪	6.0٪	6.0٪	6.0٪	6.0٪	6.0٪	6.0٪	6.0٪
One-time rental fee costs (SAR)	0	35,554	36,412	37,288	38,180	17,003	17,240	17,480	17,723
Operation contract costs (SAR)	2,374,962	2,374,962	2,374,962	2,374,962	2,374,962	2,374,962	2,374,962	2,374,962	2,374,962
Property Insurance Costs (SAR)	30,020	30,020	30,020	30,020	30,020	30,020	30,020	30,020	30,020
Land rent costs (SAR)	789,500	789,500	789,500	789,500	789,500	789,500	789,500	789,500	789,500
Total Costs (SAR)	3,756,159	3,821,341	3,852,543	3,884,491	3,917,201	4,244,802	4,259,405	4,274,211	4,289,223
Net Income	7,477,373	8,004,757	8,580,426	9,169,939	9,773,567	16,421,525	16,694,254	16,970,774	17,251,138
Property Value (Rounded)	165,490,000								

Valuation

Opinion of Value

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

The fair value of the property using the income approach as of **30** June **2023** is:

- **165,490,000** (One Hundred Sixty-Five Million Four Hundred Ninety Thousand Saudi Riyal)

Signatures

Eng. Ammar Abdulaziz Sindi
Taqeem ID: **1210000219**
Fellow Member
Membership Date: **22/12/2015**
Real Estate Sector

Eng. Ammar Mohamed Qutub
Taqeem ID: **1210000392**
Fellow Member
Membership Date: **24/01/2016**

Real Estate Sector
Eng. Yousuf Abdullah Khan
Taqeem ID: **1220001989**

Provisional Member
Membership Date: **17/09/2020**
Real Estate Sector

Company Stamp
Company Name: Abaad & Partner for Real Estate Valuation
Company No. **11000111**
CR No: **4030297686**
CL No: **323/18/781**

Appendix

- General Terms Used in the Preparation of the Valuation Report

General Terms Used in the Preparation of the Valuation Report

أبعاد
للتقييم العقاري

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 fair 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.

أبعاد
للتقييم العقاري

Abaad & Partner For Real Estate Valuation Co.

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

Riyadh Branch:
King Abdulaziz Road,
6935 Ar-Rabi District,
1st Floor, Office 1,
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
Executive Direcor
Mobile: +966 (55) 556 2500
Email: ammarq@sa-abaad.com