أبعاد للتقييم العقاري

Final Valuation Report

V230095

Akun Logistics, Jeddah

Client / AlKhabeer Capital

الخبير المالية
Alkhabeer Capital

18 July 2023

Introduction

Dear / Alkhabeer Capital

The Subject: Valuation of Akun Logistics, Jeddah

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	V230095
Proposal Reference Number	P230176

Registration Certificate

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- Summary of the Report
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Executive Summary

Report Summary

- The property under evaluation is a cold and storage warehouse located on a land area of about 21,118.53 square meters, and the building area is about 16,000 square meters.
- The property under evaluation is located in the south of Jeddah, about 45 km from King Abdulaziz International Airport and 22 km from the city center.
- Also, the property overlooks King Faisal Road, which is a vital commercial street par excellence, which gives the property under evaluation a strategic location for its own activity.

Property Information

Site Details	Information
District	King Faisal Marine Base
Use	Commercial Industrial
Tenure	Restricted Ownership
Number of Title Deed	625516001149 - 425516001150
Date of Title Deed	20/1/1442H
Land Area (sqm)	21.118.53
Total BUA(sqm)	16,000
Owner	Awwal Al Malqa Real Estate Company

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	11 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 fair value	**200,000,000**

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 Valuate
- 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 fair value by the required date.

Subject of Valuation:

- The subject of the valuation is the assessment of the Fair Value of Akun Logistics, Jeddah, 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:
- Our valuation will be presented on the basis of fair value, which is defined in accordance with the International Valuation Standards (IVS) 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 agreements and details

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
- Report Validity

Disclaimers

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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 changes 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

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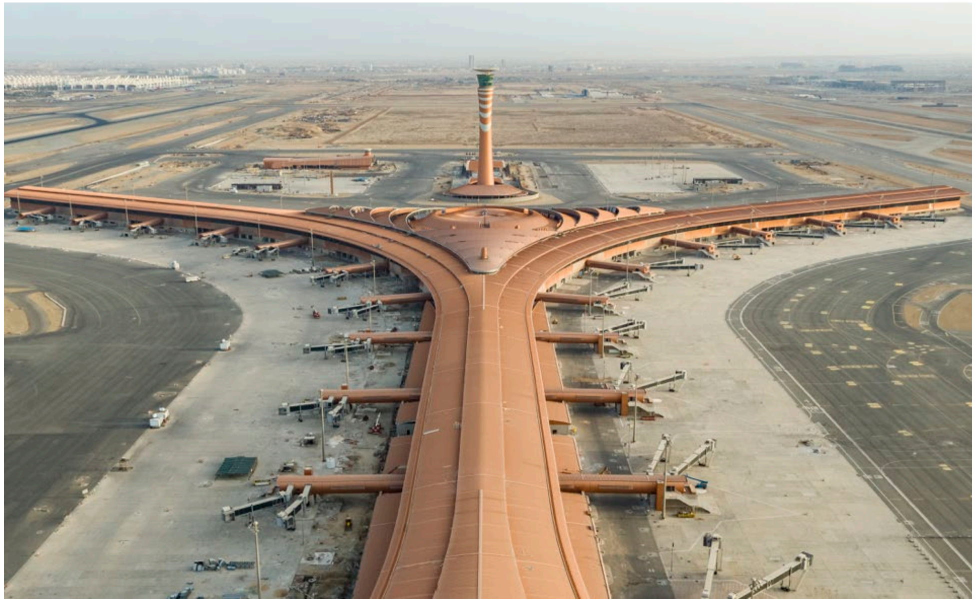
Macro Location - Infrastructure Projects



King Abdulaziz International Airport is currently undergoing expansion plans, which are divided into three phases. Phase **1** of the expansion project is currently operational, although not at its full handling capacity. Phase **1** will increase the annual capacity of passengers from **13** Million Annual Passengers (MAP) to **30** MAP.

However, due to delays in the expansion plans, the focus of the project is currently on phase **1** and uncertainty surrounds phases **2** and **3**, but initially the project is expected to be completed by **2035**, capturing **80** MAP.

The new Expansion of KAIA spans a total Gross Floor Area of **670,000** sqm and featuring **120** retail outlets and **120** hospitality keys.

120 Rooms

46 Gates

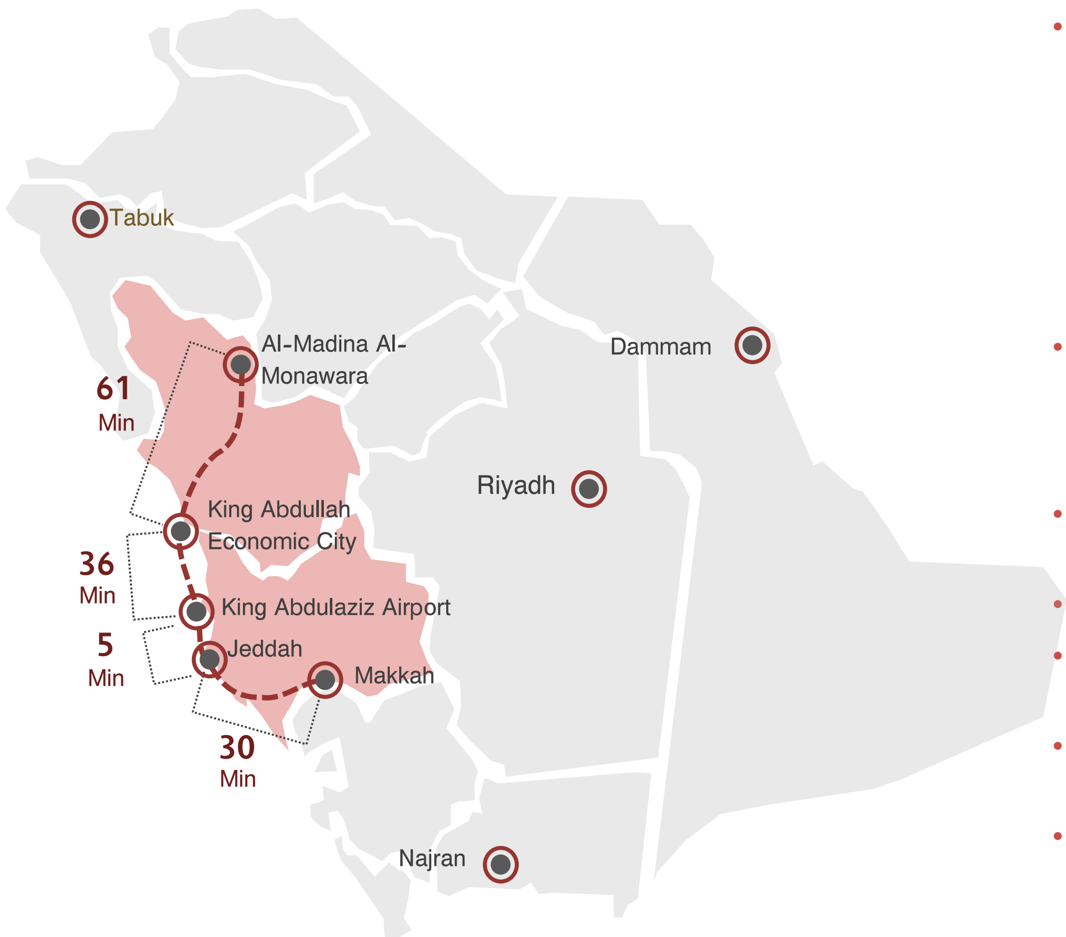
120 Retail Square

21,600 Parking Lots

Hajj and Umrah Terminal Complexes

Site Location Analysis

Development Projects at City Level



- The Haramain High-Speed Railway (HHSR) runs for approximately **450**km, connecting the two holy cities of Makkah and Madinah, via the Central Jeddah Station, King Abdulaziz International Airport (KAIA), and King Abdullah Economic City Station (KAEC).
- The railway is expected to carry around **60** million passengers per annum, onboard a fleet of **35** trains, each consisting of **417** seats.
- Currently, the train line goes by Four stations, located as follows:
- Jeddah Naseem Station.
- Jeddah King Abdulaziz Int' Airport Station.
- King Abdullah Economic City Station.
- Madinah Station.

Operational
Current Status

Completed
Completion Date

5 stations
No. Station

60 Million/Year
Total Capacity

Site Location Analysis

The Property at City Level

Location

- The property under evaluation is located in Jeddah, one of the governorates of Makkah Al-Mukarramah region, located in the west of the Kingdom of Saudi Arabia on the Red Sea coast. It is 79 km from Makkah Al-Mukarramah, and 420 km from Al-Madinah Al-Munawwarah. It is the economic and tourist capital of the Kingdom of Saudi Arabia.
- Jeddah is the economic and tourism capital of the Kingdom of Saudi Arabia.
- The city of Jeddah witnessed the inauguration of the Al-Haramain train station and project, which is an electric train line linking the city of Makkah Al-Mukarramah with Al-Madinah Al-Munawwarah, passing through several stations: Jeddah station - King Abdulaziz Airport station - King Abdullah Economic City station.
- The property under evaluation is approximately 22 km south of the city center, and approximately 45 km from King Abdulaziz International Airport in the Andalus district of Jeddah.

Site Location Analysis

The Property at District Level

The property under evaluation is a cold and storage warehouse located on a land area of about **21,118.53** square meters, and the building area is about **16,000** square meters.

The property under evaluation is located in the south of Jeddah, about **45** km from King Abdulaziz International Airport and **22** km from the city center.

Also, the property overlooks King Faisal Road, which is a vital commercial street par excellence, which gives the property under evaluation a strategic location for its own activity.

Site Location Analysis

Subject Property Photos

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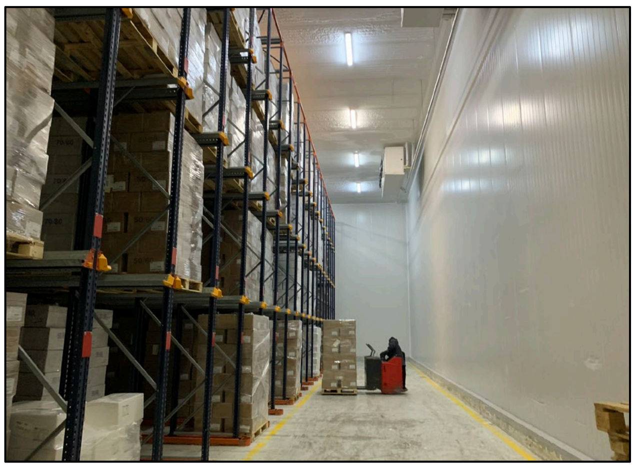


Property Details

- Title Information

Property Information

أبعاد للتقييم العقاري

Property Details

ID	Description	
Owner	Awwal Almalga Real Estate Company	
Property Name	Akun Logistics, Jeddah	
Plot No.	8-15	
District	King Faisal Marine Base	
Street Name	King Faisal Rd.	
Coordinates	21°19'49.9"N	39°11'25.6"E
City	Jeddah	
Ownership Type	Restricted Ownership	
Title Deed Info	Deed No.	625516001149
	Deed Date	20/1/1442H

Dimensions and street widths

Side	Dimension	Street Name	Type	Width (m)	Frontage
North	125	-	Neighbor	-	1
South	166.39	-	Local	32	7
East	170.58	King Faisal Rd.	Commercial	120	2
West	167.47	-	Local	25	3

- Sources: Title Deed

Property Details

ID	Description	
Owner	Awwal Almalga Real Estate Company	
Property Name	Akun Logistics, Jeddah	
Plot No.	8-15	
District	King Faisal Marine Base	
Street Name	King Faisal Rd.	
Coordinates	21°19'49.9"N	39°11'25.6"E
City	Jeddah	
Ownership Type	Restricted Ownership	
Title Deed Info	Deed No.	425516001150
	Deed Date	20/1/1442H

Dimensions and street widths

Side	Dimension	Street Name	Type	Width (m)	Frontage
North	125	-	Neighbor	-	1
South	166.39	-	Local	32	7
East	170.58	King Faisal Rd.	Commercial	120	2
West	167.47	-	Local	25	3

- Sources: Title Deed

Valuation

- Analysis of Property Risks
- Market Study-Supply and Demand
- Valuation Method
- Income Method of Valuation
- 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.

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-Supply and Demand

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.

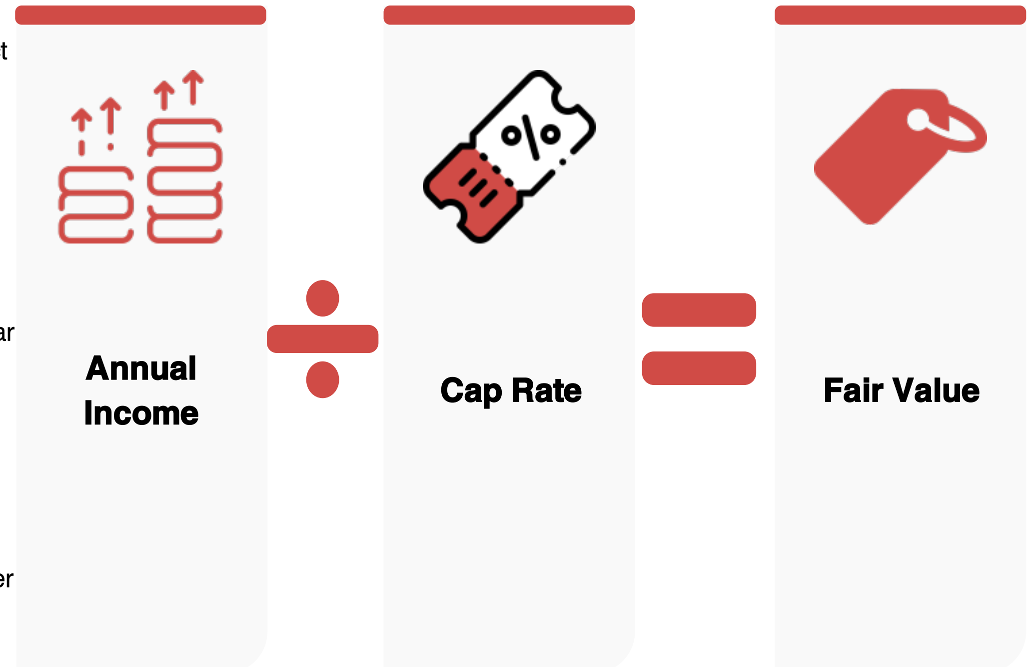
Source of Info: Jll

Valuation

Valuation Approach

Income Approach - Capitalization Method

- When determining our opinion about the market value of the properties subject to evaluation, and considering that they are income-generating, we have used the income method for evaluation and using the income capitalization method.
- This method relies on analyzing the property's annual income, after deducting all operating and maintenance costs and other expenses, to arrive at the net income.
- After reaching the net income, the required rate of return is applied to the investment by the investors.
- In the process of determining the rate of return, sales and acquisitions of similar properties that were implemented close to the date of appraisal with known rental values are used.
- Where a reverse assessment is made to reach the rate of return by knowing the type of income, its value, the purchase price, and other properties of the property.
- Noting that in the absence of direct real estate transactions, adjustments and adjustments are made from known transactions for different real estate, in order to reach the appropriate rate of return for the real estate under evaluation.
- The capitalization method is usually used when the value of the property is highly dependent on the profits from the business rather than the value of the land and buildings.
- Moreover, it is more likely to use the capitalization method when there are insufficient data available, which precludes the application of the comparison method (market method) or the cash flow method (income method).



Valuation

Income Approach

Key assumptions in the cash flow method:

Income

According to the info provided by the client, Lease period is 5 years, starting on 9/15/2020, and the annual leasing is about 16,000,000 SAR.

Yield Rate

Rate of return on capital: The rate of return is calculated according to the location of the property and the type of construction, as well as the field and office research for similar rates of return to the property under valuation and according to our understanding of the real estate market in the Kingdom, a rate of 7.00٪ has been reached.

Operation Expenses

According to the leasing contract provided by the client, the tenant is responsible for all the operational costs.

Annual NOI	÷	Cap Rate	=	Fair Value
16،000،000 ريال		٪8.00		200،000،000 ريال

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

- **200,000,000** SAR (Two Hundred Million 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**

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للتقييم العقاري
شركة أبعاد المتطورة وشريكه للتقييم العقاري
س.ت 4030297686

Appendix

- Valuation Glossary
- Subject Property Documents

Appendix

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 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.

Appendix

Subject Property Documents

بسم الله الرحمن الرحيم

المملكة العربية السعودية
وزارة العدل
[٢٧٧]

تاريخ الصك: ٢٦/١/١٤٤٢ هـ
رقم الصك: ٤٩٣٢٢٥٠٠٠٣٠٢

صك

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد: فإن قطعة الارض رقم 4 من اصل الارض رقم بدون الواقع في حي اشبيليا بمدينة الرياض . وحدودها واطوالها : شمالا: شارع عرض 15م بطول 180 مائة و ثمانون متر جنوبا: قطعة رقم5 بطول 180 مائة و ثمانون متر شرقا: جار بطول 94.7 أربعة و تسعون متر و سبعون سنتمتر غربا: شارع عرض40م بطول 94.7 أربعة و تسعون متر و سبعون سنتمتر ومساحتها 17046 سبعة عشر ألف و ستة و أربعون متر مربعاً بموجب الصك الصادر من كتابة العدل الاولى بالرياض برقم 310114045141 في 7 / 06 / 1440 قد أصبحت في ملك/ شركة أول الملقا العقارية بموجب سجل تجاري رقم 1010893802 بثمن وقدره: 95800000 فقط خمسة و تسعون مليوناً و ثمانمائة ألف ريال سعودي لا غير. وعليه جرى التصديق تحريراً في 26 / 01 / 1442 لاعتماده، وصلى الله على نبينا محمد وآله وصحبه وسلم.

صدرت هذه الوثيقة من وزارة العدل , ويجب التحقق من بياناتها وسريانها عبر الخدمات الإلكترونية لوزارة العدل

صفحة رقم 1 من 1

أمانة منطقة الرياض
إدارة رخص البناء
نوع المعاملة: صادر
التاريخ: ١٤٣٩/٠٤/٠٢ هـ
المرفقات: بدون
الرقم الموحد: ٣٨٠٠١٩٥٢١٨
www.alriyadh.gov.sa

رخصة بناء كلية طب أسنان

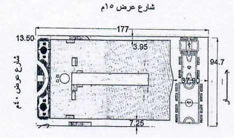
رقم الرخصة : ١٤٣٣/١٤٧٠
تاريخ الرخصة : ١٤٣٩-٠٣-٠٥
تاريخ الإنتهاء : ١٤٤٠-٠٣-٠٥
نوع الرخصة : تجديد + تعديل مخططات البناء

اسم المالك : شركة كليه الفارابى
رقم الإثبات : ١٠١٠٢٦٦٥٠١ تاريخه :
مصدره :
رقم الصك : ٨١٠١٠٤٠٢١٥١٢ تاريخه : ١٤٣٢-٠٥-١٥
رقم القطعة : ٤ رقم المخطط التنظيمي : بدون
الشارع : رقم العقار :
الحي : حي اشبيليه نوع البناء :
مساحة الأرض : ١٧٠٤١,٥ م٢ محيط الأسوار: م/ط النطاق العمراني : مرحلة ٢

الجهة	الحدود	الأبعاد	الإرتداد
شمال	شارع عرض ١٥م	١٧٧	٣,٩٥
شرق	جار	٩٤,٧	٣٧,٩
جنوب	قطعه رقم ٥	١٨٠	٧,٢٥
غرب	شارع عرض ٤٠م	٩١,٧	١٣,٥

مكونات البناء	عدد الوحدات	المساحة	الإستخدام
دور أرضي	١	٩٤٤٠,٢٥	تعليمي
قبو ثاني	٠	١٠٤١٤,٦٩	مواقف
قبو أول	٠	١٠٣٥٧,١٩	مواقف
دور أول	١	٩٢٥٤,٣٢	تعليمي
غرفة كهرباء	٠	٢٠,٠٠	غرفة كهرباء
ملاحق علوية	١	٤٦٢٧,١٦	تعليمي
أسوار	١	٥٤٣,٤٠	خدمات
[redacted]			

شارع عرض ١٥م



جار

يلزم التنسيق مع شركة للكهرباء بخصوص غرفة الكهرباء على أن تكون ضمن المبنى أو بإرتدادات نظامية .
يلزم التنسيق مع الإدارة العامه للدفاع المدني قبل الشروع في البناء للتأكد من استيفاء المبنى لإشتراطات الأمن والسلامه ولن تصرف شهادات إتمام البناء إلا بعد 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 العامه لتنمية الإستثمارات

* المستند الذي يجب الالتزام به عند تنفيذ المنشأة هو رخصة البناء وان اختلفت المخططات المعتمدة
* يجب الالتزام بتنفيذ العزل الحراري المنصوص عليه وفق كود البناء السعودي وذلك حسب تعميم وزير الشؤون البلدية والقروية رقم8585 تاريخ 17-2-1434 هـ
* يلزم توفير غرفة كهرباء بأبعاد4*5م اذا تجاوزت مسطحات البناء عن 1000م2

تم اخذ تعهد خطي من المالك بأنه لن توصل الخدمة الكهربائية في حال عدم تنفيذ العزل الحراري طبقا لكود البناء السعودي

المكتب المصمم : دار المشورة للاستشارات الهندسية
رقم الترخيص : ١٠٩٩ رقم المشروع : ٩٢ رمز النظام : مناسيب الشوارع المحيطة : مستوي
سدد الرسوم مبلغ وقدره : ٢٢٨٧٩ ريال بموجب الإيصال رقم : ٣٣٠٠١٩٤٠١٠ وتاريخ : ١٤٣٣-٠١-٢٣ هـ

ملاحظات : المكتب الهندسي: حديث العمارة لاستشارات الهندسة المعمارية الرخصة عبارة عن تعديل مكونات البناء+تجديد ، نوع البناء مسلح . ١- بموجب التقرير المساحي رقم ١٤٣٢/٢٩٥٣٥ وتاريخ ٦-٦-١٤٣٢هـ الصادر من بلدية الروضة الفرعية . ٢- منطقة التقسيم م١١١. ٣- الارض مجزئة بموجب المحضر رقم ٣١٦ وتاريخ ٢٨-٥-١٤٠٨هـ حسب ما ورد بخطاب بلدية الروضة الفرعية رقم ٥١٦١ وتاريخ ١٨-٧-١٤٣٢هـ . ٤- بموجب توجيه سمو الامين بالمعاملة رقم ٧٢٩٣ وتاريخ ١٩-١١-١٤٣٢هـ بما نصه" لا مانع من الموافقة على المخططات المرفقة على ان يرتد السور على الشارع الرئيسي ٦م". ٥- يجب التقيد بتنفيذ المخططات المعتمدة من قبل لجنة المشروعات الكبرى بالقرار رقم ١٤٢ وتاريخ ٢٧-١٢-١٤٣٢هـ . ٦- ارتداد الملاحق العلوية عن حد الدور الأول لا يقل عن ٢م من جهة

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 Director
Mobile: +966 (55) 556 2500
Email: ammarq@sa-abaad.com