WHITE CUBES

REAL ESTATE VALUATION REPORT

Al Khabeer Capital

BIN 2 PLAZA

Awal Al Malqa Real Estate Company

Jeddah City

December 2023

TAQEEM

VISION 2030 رؤية

المملكة العربية السعودية

KINGDOM OF SAUDI ARABIA

REAL ESTATE VALUATION REPORT

REF: 23-0907
Code:
Date: 31/12/2023

Subject: Valuation Report for a Commercial Center (Bin 2 Plaza) in Jeddah City, Saudi Arabia.

Dear Awal Al Malqa Real Estate Company,

In accordance with your approved request dated 30th of October 2023, we are pleased to present you with a comprehensive report on the evaluated property. This report encompasses a thorough market analysis, an economic analysis, and a detailed description of the valuation methods employed.

At WHITE CUBES, we prioritize the utmost confidentiality of our clients' information. Rest assured that we maintain strict confidentiality protocols to safeguard the privacy of all client data. Furthermore, our commitment to complete impartiality ensures an unbiased evaluation process. There are no shared interests between WHITE CUBES and the client, ensuring transparency and objectivity throughout the valuation process.

WHITE CUBES Consulting Services Co.

Essam Mohammad Al Husaini – President
Fellow Member of the Saudi Authority of Accredited Valuers
License No. 1210000474
Issued: 01/08/1437 Exp: 24/08/1447
WHITE CUBES Co. Real Estate Valuation Membership No: 11000171

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Executive Summary

Reference No.	23-0907
Dep. Code	
Report Type	Detailed Report.
Client	Awal Al Malqa Real Estate Company.
Report user	The Client, The Auditors.
Other users	Investors or individuals interested in making investments.
Purpose of Valuation	Inclusion in financial statements.
Subject Property	Commercial Project.
Property Location	Al Amwaj district, Jeddah City.
Title Deed No.	420210027007
Title Deed Date	17/08/1440
Ownership Type	Title deed-restricted
Limitations	Mortgaged to Al Rajhi Banking Investment Company.
Owner	Awal Al Malqa Real Estate Company.
Land Use	Commercial/offices.
Land Area (Sqm)	20,641.74 Sqm
BUA (Sqm)	21,305.3 Sqm.
GLA (Sqm)	14,967 Sqm
Basis of Value	Fair Value.
Value Hypothesis	Current use.
Valuation Approach	Market Approach, Cost Approach and Income Approach.
Currency	Saudi Arabian Riyal.
Final Property Value	SAR 91,310,000
Report Date	31/12/2023
Valuation Date	30/11/2023
Inspection Date	20/11/2023

WHITE CUBES

SCOPE OF WORK

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WORK

Scope of Work

1.1 Introduction

This report was prepared by WHITE CUBES Co. based on the International Valuation Standards of the Council of International Assessment Standards (IVSC 2022) and the Guide to Practice and Regulations issued by the Saudi Authority of Accredited Valuers (Taqeem), to ensure accurate access to information, the evaluation report must be read in its entirety, our firm is pleased to offer its services to:
Awal Al Malqa Real Estate Company in order to estimate the **fair value** of the property that is being evaluated.

1.2 Purpose of valuation

The client requested that we evaluate the subject properties for **Inclusion in financial statements.**

1.3 Basis of Valuation

Fair Value: IFRS 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. It is based on the principle of an "exit price,"

1.4 Valuation Methods

Depending on the purpose of the valuation, and upon the request of the client, we will apply **the market approach-comparable method, cost approach-DRC method and Income approach- discounted cash flow (DCF)**.

1.5 Currency

Unless otherwise stated, all values in the report are in Saudi Arabian Riyals.

1.6 Scope of Research

Research plays a pivotal role in the valuation process as it enables a comprehensive analysis of various factors that can significantly influence the value of a property or asset. Our valuation approach involves conducting extensive research and analysis to ensure a robust evaluation. This includes investigating market conditions, studying comparable sales data, examining key property characteristics, assessing income potential, and considering pertinent legal and regulatory factors. By diligently conducting thorough research, we aim to provide an accurate and well-informed assessment of the property or asset's value in this valuation report.

1.7 Property Inspection

As per the context of this valuation report, involves a comprehensive visit to the subject property for the purpose of assessing its physical attributes, performance, and gathering relevant information. This includes examining quantities, specifications, land area, building areas, rental areas, services, public utilities, and various project components. The inspection carried out on **20/10/2023** provided an opportunity to observe and record the property's specifications. It should be noted that this inspection was not a technical examination but rather a visual overview and documentation of all observed aspects. This information forms the basis for expressing an opinion regarding the property's value in this valuation report.

1.8 Information Sources

A comprehensive on-site field survey was undertaken by our team with the primary objective of verifying the accuracy of crucial market information essential for the evaluation process. This involved gathering data on various factors such as nearby asset prices, occupancy rates, and specific details pertaining to the asset under evaluation. The following sources were diligently utilized during the extensive field research:

1. **Property Records:** Property ownership documents such as title deeds and construction permit.
2. **Market Trends:** In-depth analysis of prevailing market trends to understand the dynamics and influences impacting the asset's value within its specific industry or sector.
3. **Income Analysis:** Rigorous assessment of income-related factors, including revenue streams, operating expenses, and potential cash flows, to gauge the asset's financial performance and viability.
4. **Inspection:** Direct observation and meticulous inspection of the asset, encompassing its physical condition, amenities, and any discernible factors that might influence its market value.
5. **Historical Database:** Reference to our extensive historical database housing information on comparable assets to draw meaningful comparisons and insights into market trends, pricing patterns, and value fluctuation over time.
6. **Specialist Agents:** Consultation and engagement with industry experts and agents specializing in the same type of asset to gain valuable insights, expert opinions, and up-to-date market intelligence.

By employing these comprehensive research methodologies, we have ensured the collection of accurate and relevant data, which forms the basis for determining the true market value of the asset under evaluation.

1.9 Assumptions and Special Assumptions

In accordance with the International Valuation Standards, assumptions play a crucial role in the evaluation process. They are considered logical matters that are accepted as facts during the valuation work, without requiring specific verification. These assumptions are acknowledged as soon as they are mentioned and are based on the factual information available at the time of the valuation. The following assumptions have been made for this evaluation report:

1. **Absolute Ownership**: The property under evaluation is assumed to mortgage to Al Rajhi Banking Investment Company., implying that there are no legal or ownership disputes affecting its market value.
2. **Accuracy of Client Information**: It is assumed that all information provided by the client, whether oral or written, is accurate and up to date as of the date of the evaluation.
3. **Valuation Report Scope**: This report focuses on valuation and does not encompass a structural survey. Therefore, utility checks, service checks, soil tests, and similar assessments have not been conducted.
4. **Market-Based Valuation Methodologies**: The valuation methodologies employed in this report are based on market data compiled using our relevant market knowledge and experience. These methodologies provide a framework for estimating the property's value.
5. **Output and Estimates**: The final value presented in this report is derived from the assumptions used, documents received from the client, and relevant market data. However, it is important to note that the estimated output provides an indication of the property's value and should be interpreted as such.

By acknowledging and incorporating these assumptions into the evaluation process, we aim to provide a comprehensive and reliable assessment of the property's market value.

1.10 Use, Distribution, and Publication Restrictions

This report has been prepared by WHITE CUBES Co. to determine the fair value of the assets under evaluation. Please note that there are limitations on the transfer, referencing, and disclosure of this report and its contents to any third party, except as explicitly stated in the contract letter. Any use of this report for purposes other than those specified herein requires prior written consent from WHITE CUBES Co.

1.11 Legal Notes

To the best of our knowledge, there are no ongoing or pending legal notices served on the property, as per the information accessible to us at this time.

PROPERTY DETAILS

PROPERTY
DETAILS

Property and Location Description

2.1 Property Description

The subject property is a commercial project located in Al Amwaj district, Jeddah city, Kingdom of Saudi Arabia. The property's title deed and construction permit documents confirm a total land area of 20,641.74 square meters and a total built-up area (BUA) of 21,305.3 square meters, composed of 7 offices floors and retail unit on the ground floor.
During our site inspection conducted for the purpose of valuation, it was observed that the property is open on 4 sides, allowing ample natural light and ventilation. Notably, the property offers a direct view of Abdullah bin Al Khattab from the east side, enhancing its desirability and potential accessibility.

2.2 Surrounding Area

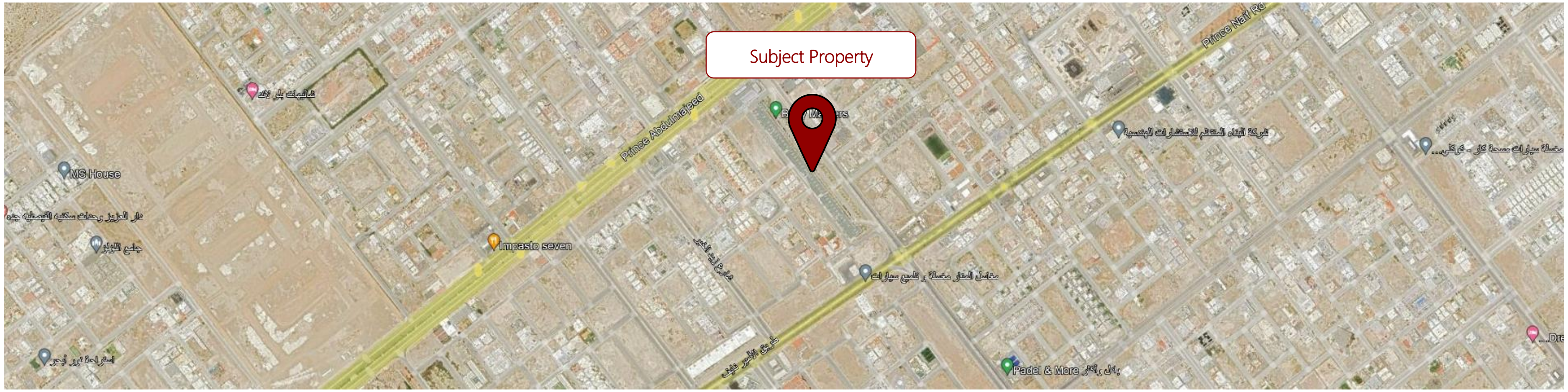
The subject property is primarily surrounded by several residential and commercial buildings, adding to its appeal and potential opportunities.

2.3 Ease of Access

The access level of the subject property is classified as high since its opens on 4 streets and near 2 main streets, Prince Abdul Majeed Road and Prince Nayef Road. .

2.4 Infrastructure

All the infrastructural facilities are available in the surroundings and connected to the subject property.



2.5 Title Deed and Ownership

The client has provided us with a copy of the title deeds pertaining to the subject property, which is jointly owned by one title deeds. Here are the details of the subject property:

City	Jeddah	**Land Area**	20,641.74Sqm
District	Al Amwaj	**Plot No.**	35 to 63
T.D Type	Electronic	**Block No.**	---
T.D Number	420210027007	**Layout No.**	420/ج/س
T.D Date	17/08/1440	**Ownership Type**	Mortgage
Owner	Awal Al Malqa Real Estate Company	**Limitation of Document**	Mortgage to Al Rajhi Banking Investment Company.
Issued From	Jeddah First Notary		
North Side	15 meters street	**East Side**	32 meters street.
South Side	15 meters street.	**West Side**	15 meters street.

Note: The client has provided us with a copy of the Title Deed which was assumed to be correct and authentic. It is not in our scope to run legal diagnosis on any legal document.

2.6 Construction and Buildings

The building permit indicates the maximum permissible BUA approved by the city municipality. However, the actual area may differ from the area mentioned in the building permit. Therefore, the Client has provided us with a copy of the Construction Permit issued by Riyadh Municipality with the below details:

Subject Property	
Construction Permit Type	New Permit
Property Type	Commercial
Construction Permit No.	505232
Construction Permit Date	29/02/1431

Description	No. of Units	Area (sqm)	Use
Ground Floor	----	7928.6	Showrooms
Mezzanine	----	4727.9	Showrooms
First Floor	----	8,648.8	Offices
Total BAU (sqm)		**21,305.30**	

2.7 Building Gross Leasable Area (GLA)

The client provided us with a list of the unit details and GLA as shown in the below table:

Unit No.	Type	Area (Sqm)	Unit No.	Type	Area (Sqm)
1	A-Office	374	3	B-Offices	378
2	A-Office	310	4	B-Offices	201
3	A-Office	310	5	B-Offices	378
4	A-Office	201	6	B-Offices	378
5	A-Office	274	7	B-Offices	374
6	A-Office	378	1-7	B-Showroom	2,428
7	A-Office	374	1-7	C-Offices	2,948
1-4	A-Showroom	1,323	1-2	C-Showroom	822
5	A-Showroom	378	3	C-Showroom	334
6	A-Showroom	376	4	C-Showroom	167
7	A-Showroom	378	5	C-Showroom	378
1	B-Offices	374	6	C-Showroom	378
2	B-Offices	378	7	C-Showroom	374
			Total		**14,967**

2.8 Photographs of the Subject Property

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MARKET INDICATORS

MARKET
INDICATORS

Market Indicators

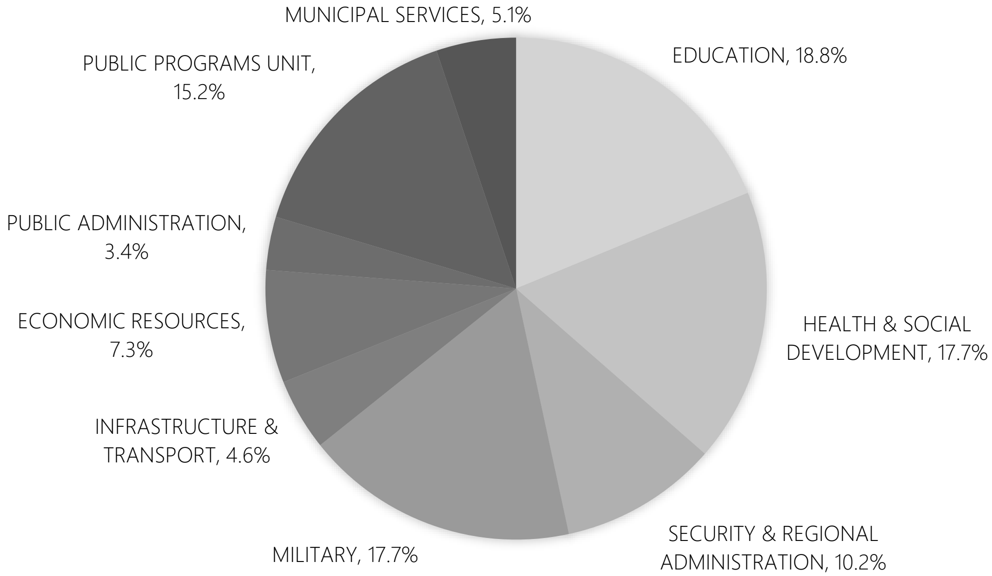
3.1 Saudi Arabia Economic Indicators

Economic Indicator	Budget	Expectations	Estimated	
	2022	2023	2024	2025
Total revenue	1,234	1,130	1,146	1,205
Total expenses	1,132	1,114	1,125	1,134
Budget surplus	102	16	21	71
Debt	985	951	959	962
GDP growth	8.5%	3.1%	5.7%	4.5%
Nominal gross domestic product	3,957	3,869	3,966	4,247
Inflation	2.6%	2.1%	2.1%	2.0%

3.2 Budget Allocation for 2022

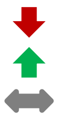
Public Administration	37 SAR bn
Military	259 SAR bn
Security & Regional Adm.	105 SAR bn
Municipal Services	63 SAR bn
Education	189 SAR bn
Health & Social Dev.	189 SAR bn
Economic Resources	72 SAR bn
Infrastructure Transport	34 SAR bn
General Items	165 SAR bn

Source: Ministry of Finance

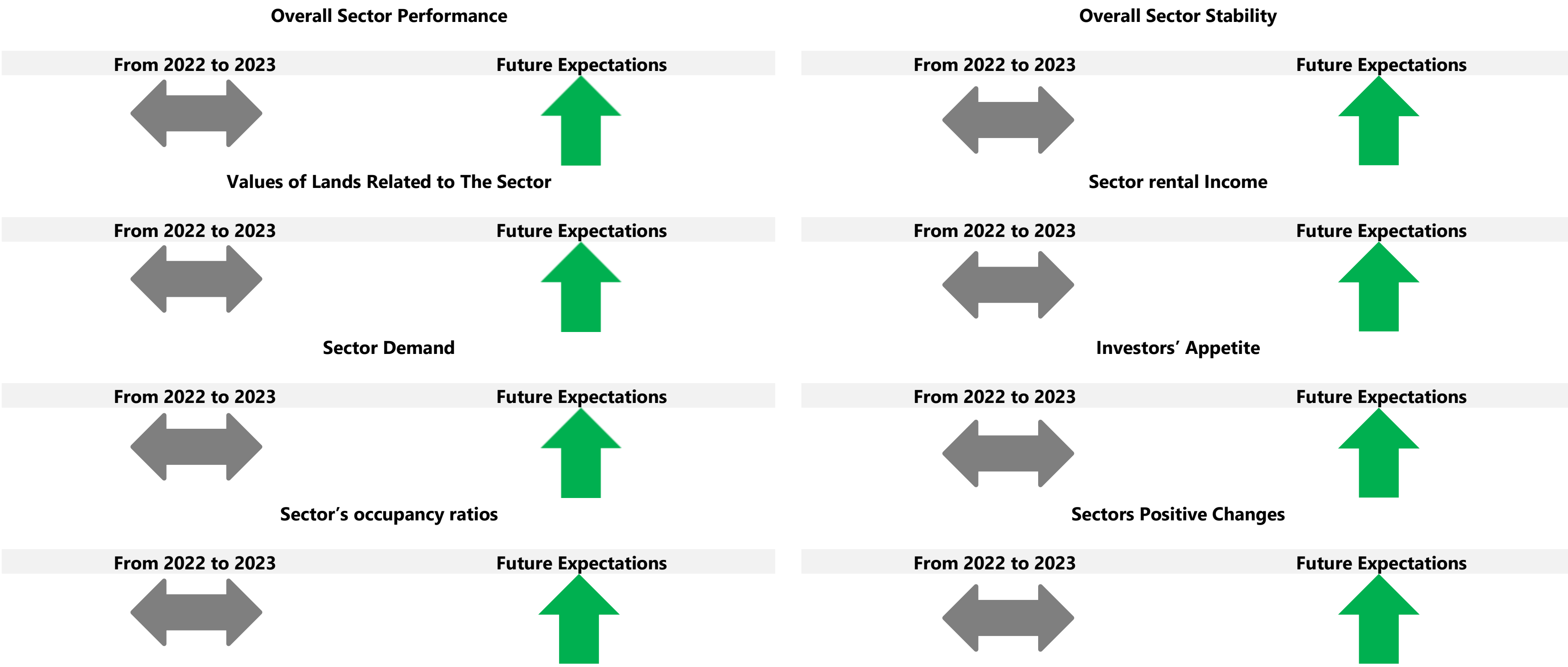


3.3 Sector Brief

In the following we will insert general information about the real estate sector related to the property subject of our valuation and which is intended to give an initial indication of the sector. These information and indicators are estimated based on our experience, the current sector performance and some other historical data collected from our side, In addition to some current economic changes in general.



Indicator showing a decrease in the current performance comparing to last year
Indicator showing an increase in the current performance comparing to last year
Indicator showing a stable position in the current performance comparing to last year



White Cubes Team's Analysis

3.4 Risk Analysis

- Sector Analysis

Risk Factor	Very Low Risk (1) 1-6	Minimal Risk (2) 7-12	Medium Risk (3) 13-18	Elevated Risk (4) 19-24	Very High Risk (5) 25-30
Overall, Economy	----	----	✓	----	----
Sector Current Performance	----	----	✓	----	----
Sector Future Performance	----	✓	----	----	----
Occupancy Rates	----	----	✓	----	----
Supply Rate	----	----	✓	----	----
Demand Rate	----	----	✓	----	----
Total Risk	0	2	15	0	0

Risk Category 17 Risk Points - Medium Risk

-Land Analysis

Risk Factor	Very Low Risk (1) 1-5	Minimal Risk (2) 6-10	Medium Risk (3) 11-15	Elevated Risk (4) 16-20	Very High Risk (5) 21-25
Access	----	✓	----	----	----
Location	----	✓	----	----	----
Land Shape	----	✓	----	----	----
Surrounding Area facilities	----	✓	----	----	----
Total Risk	0	8	0	0	0

Risk Category8 Risk Points – Minimal Risk

-Property Analysis

Risk Factor	Very Low Risk (1) 1-3	Minimal Risk (2) 4-6	Medium Risk (3) 7-9	Elevated Risk (4) 10-12	Very High Risk (5) 13-15
Facilities & Amenities	----	----	✓	----	----
Management Skills	----	----	✓	----	----
Overall Condition	----	✓	----	----	----
Total Risk	0	2	6	0	0

Risk Category8 Risk Points - Medium Risk

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PROPERTY VALUATION

PROPERTY
VALUATION

Property Valuation

4.1 Valuation Methods

With reference to the valuation purpose, taking into consideration the nature of the subject property, we will use the following ticked methods to estimate the fair value of the subject property:

	Market Approach	Cost Approach	Income Approach			
	Comparable method	DRC method	DCF method	Invest. method	Cap. Rate method	RLV method
Land	✓	----	----	----	----	----
Buildings	----	✓	----	----	----	----
Property	----	----	✓	----		----

COMPARABLE METHOD

This is the method most are familiar with as it is the accepted method for valuing residential real estate. Typically, this method involves selecting properties with similar characteristics in the same market area that have recently sold. Once those properties are found they are compared to the property in question and a professional appraiser will deduct value from the subject property for comparative deficiencies and increase value for advantages. Typically, this method is required if the investor is seeking conventional financing. For comparable information, property brokers, dealers and estate agents are contacted to ascertain the asking and selling prices for property of the nature in the immediate neighborhood and adjoining areas. Neighboring properties, which have been recently sold or purchased, are investigated to ascertain a reasonable selling price.

DEPRECIATED REPLACEMENT COST (DRC)

A cost approach is a real estate valuation method that surmises that the price someone should pay for a piece of property should not exceed what someone would have to pay to build an equivalent building. In cost approach pricing, the market price for the property is equivalent to the cost of land plus cost of construction, less depreciation. It is often most accurate for fair value when the property is new. Generally, the cost approach considers what the land, devoid of any structures, would cost, then adds the cost of building the structures, then depreciation is subtracted. The cost approach is most often used for public buildings, such as schools and mosques, because it is difficult to find recently sold comparable properties in the local market, and public buildings do not earn income, so the income approach cannot be used, either. A property that already has improvements will usually contribute a certain amount of value to the site, but improvements can also lower property value if the site's potential buyers wish to use the property for another use that would entail removing some of the improvements to the current site. The cost approach is best used when improvements are new and there is adequate pricing information to value the property components. The cost approach may be less desirable if there are no recent sales of vacant land for which to compare, since the major method of valuing vacant lands is to use the sales comparison approach, or when construction costs are not readily available. The cost approach method includes:

- Estimate what the vacant property would be worth.
- Estimate the current cost of building the structures, then add that value to the value of the vacant land.
- Estimate the amount of accrued depreciation of the subject property, then subtract it from the total to arrive at the property's worth.

DISCOUNTED CASH FLOW (DCF)

The Discounted Cash Flow Method involves estimating net cash flows of an income generating property over specific period of time, and then calculating the present value of that series of cash flows by discounting those net cash flows using a selected "discount rate." A discounted cash flow method (DCF) is a valuation method used to estimate the attractiveness of an income generating property.

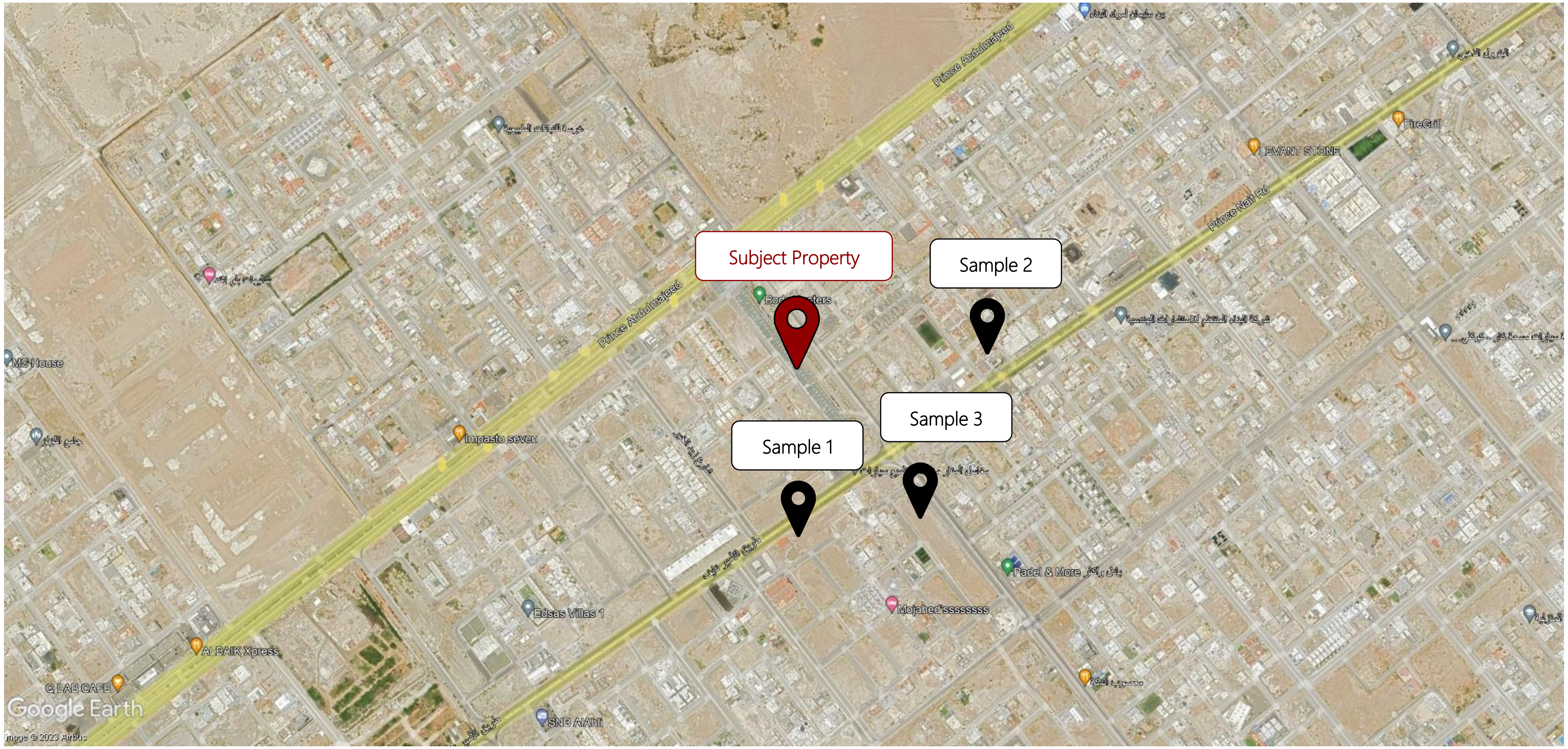
4.2 Comparable Method

This method aims to collect data and information on actual sales and / or current offers of similar properties within the surrounding market, and then make the necessary adjustments to these comparisons in terms of area, location, shape, quality, content, and others. Below is a summary of the valuation process using the comparable method and the amendments made to the available comparisons.

Characteristics of Samples							
Feature	**Subject Property**	**Sample 1**		**Sample 2**		**Sample 3**	
Quoting	---------	Offering		Offering		Offering	
City	Jeddah	Jeddah		Jeddah		Jeddah	
Sale Price	----------	SAR 2,700,000		SAR 2,628,000		SAR 2,000,000	
Data Source	Client	Market Survey		Market Survey		Market Survey	
Area Size	20,641.74	900.00		876.00		890.00	
SAR / Sqm	--------	SAR 3,000		SAR 3,000		SAR 2,247	
Market Conditions Adjustment Analysis							
	Subject Property	**Sample 1**		**Sample 2**		**Sample 3**	
SAR/ Sqm before Adj.	--------	SAR 3,000.0		SAR 3,000.0		SAR 2,247.2	
Mortgage	--------	Cash	0.00%	Cash	0.00%	Cash	0.00%
Market Conditions	--------	--------	0.00%	--------	0.00%	--------	0.00%
Total Adjustments Ratio			0.00%		0.00%		0.00%
Total Adjustment Amount			SAR 0.00		SAR 0.00		SAR 0.00
Net After Adjustment			SAR 3,000.00		SAR 3,000.00		SAR 2,247.19
Location Adjustment Analysis							
	Subject Property	**Sample 1**		**Sample 2**		**Sample 3**	
Area Size	20,641.74	900.00	5.00%	876.00	5.00%	890.00	5.00%
Location Desirability	Average	Average	0.00%	Average	0.00%	Average	0.00%
Accessibility	Average	Average	0.00%	Average	0.00%	Average	0.00%
Main Street Width (m)	32	30	0.00%	30	0.00%	30	0.00%
Sides Open	4	1	-5.00%	3	0.00%	3	0.00%
Land Shape	Regular	Regular	0.00%	Regular	0.00%	Regular	0.00%
Close to main street	Yes	No	0.00%	No	0.00%	No	0.00%
Total Adjustments Ratio			0.00%		5.00%		5.00%
Total Adjustment Amount			SAR 0.0		SAR 150.0		SAR 112.4
Net After Adjustment			SAR 3,000.0		SAR 3,150.0		SAR 2,359.6
Weighted Mean			**20%**		**20%**		**60%**
			SAR 600.00		SAR 630.00		SAR 1,415.73
SAR / Sqm	**SAR 2,646**						
Rounded Value	**SAR 2,650**						

Property Value	Sensitivity Analysis					
		-10%	-5%	0%	5%	10%
SAR 54,700,611	**Land Area**	20,642	20,642	20,642	20,642	20,642
	SAR / Sqm	SAR 2,385.0	SAR 2,517.5	SAR 2,650.0	SAR 2,782.5	SAR 2,915.0
	Property Value	SAR 49,230,550	SAR 51,965,580	SAR 54,700,611	SAR 57,435,642	SAR 60,170,672

Based on the market samples obtained with the assistance of some real estate experts in the region and the inspection made by our team, the average price for similar properties falls in the range of 2,200 & 3,000 SAR / Sqm with an average of 2,650 SAR / Sqm. When comparing with the results of the analysis of comparisons, we found that the property value falls within the same range and is close to the market average values.



4.3 Depreciated Replacement Cost (DRC) Approach

As a first step, the cost of reconstructing the building (the cost of replacement) was estimated, based on the average construction costs of similar properties and at the same level of finishes, services, utilities, and others. The opinion of some engineering experts was used in this regard. The following table shows the expected replacement costs for such property.

	Min Cost (SAR / Sqm)	Max Cost (SAR / Sqm)	Average Cost
Concrete Cost	SAR 700	SAR 900	SAR 800
MEP	SAR 250	SAR 350	SAR 300
Finishing Materials	SAR 600	SAR 800	SAR 700
Site Improvements	SAR 130	SAR 170	SAR 150
Developer Profit	18%	22%	20%

In the following table, we will estimate the direct replacement cost of the property taking into consideration the main components of the building, such as the concrete structure, electromechanical work, finishes, site improvements, etc. Then we will estimate the value of the indirect costs as a percentage of the total direct costs to estimate the total construction costs of the project

Land			
Land Area	**SAR / Sqm**		**Total Value**
20,641.74	SAR 2,650		SAR 54,700,611

Building			
	Unit		**Total BUA**
Ground Floor	Sqm		7,928.60
Mezzanine	Sqm		4,727.90
Upper Floor	Sqm		8,648.80
Total (SQM)	**21,305.30**		

Development Cost					
Hard Cost - (Upper Floors)					
	Area	**SAR / Sqm**	**Total**	**Completion Rate**	**Total Cost**
Skeleton and Block	21,305.30	SAR 800	SAR 17,044,240	100%	SAR 17,044,240
Electro Mechanic	21,305.30	SAR 300	SAR 6,391,590	100%	SAR 6,391,590
Finishing	21,305.30	SAR 700	SAR 14,913,710	100%	SAR 14,913,710
Site Improvement	20,641.74	SAR 150	SAR 3,096,261	100%	SAR 3,096,261
Total			**SAR 41,445,801**	**100.00%**	**SAR 41,445,801**

Overall Soft Cost					
			Total Hard Cost	**Ratio**	**Soft Cost**
Initial Project Pre Cost			SAR 41,445,801	0.10%	SAR 41,446
Design			SAR 41,445,801	0.50%	SAR 207,229
Eng Consultant			SAR 41,445,801	1.00%	SAR 414,458
Management			SAR 41,445,801	5.00%	SAR 2,072,290
Contingency			SAR 41,445,801	5.00%	SAR 2,072,290
Others			SAR 41,445,801	0.00%	SAR 0
TOTAL				**11.60%**	**SAR 4,807,712.92**
Total Hard Cost	**SAR 41,445,801**			**BUA**	**21,305.30**
Total Soft Cost	**SAR 4,807,712.92**			**SAR / Sqm**	**SAR 2,171**
Total Construction Cost	**SAR 46,253,513.92**			**Overall Completion**	**100%**

After knowing the total construction costs at a rate of 2,171 SAR per square meter, we will estimate the economic life of the property according to the type of construction and its general condition, then apply the depreciation rates based on the actual age of the property. The developer's profitability will be added to the property's value after depreciation to reflect the estimated fair value of the building.

DEVELOPMENT VALUE			
Total Dev Cost	**SAR 46,253,514**	**Annual Dep Rate**	3.3%
Total Completion Rate	100.00%	**Actual Age**	10
Developer Profit Rate	20.0%	**Total Dep Rate**	33.33%
Dev. Profit Amount	SAR 9,250,703	**Add Appr Rate**	0.00%
Development Value	**SAR 55,504,217**	**Net Dep Rate**	**33.33%**
Economic Age	30	**Cost After Depreciation**	**SAR 37,002,811**

In order to determine the full value of the property, the construction costs will be added to the fair value of the land as follows:

Total Dev. Value	Land Value	Total Property Value	Rounded Value
SAR 37,002,811	**SAR 54,700,611**	**SAR 91,703,422**	**SAR 91,700,000**

4.4 Discounted Cash Flow Method (DCF)

Market Rental Analysis

By studying the rental rates for similar properties in the surrounding area of the subject property, we have found that the average renting rates for commercial units with similar qualities, size, etc range from 800 to 900 SAR / Sqm. As for office units, the rental rates range from 350 to 400 SAR / Sqm. The following is a table that shows some of the comparisons that were used in analysing the market rental rates, as well as the occupancy rates for similar properties:

	Commercial Units	**Office Units**
Comparable	Rental Rate/ Sqm	Rental Rate/ Sqm
Office 1	-	400 SAR/ Sqm
Obhur mall	900 SAR/ Sqm	-
Commercial unit 1	850 SAR/ Sqm	-
Average	**875 SAR/ Sqm**	**400 SAR/ Sqm**

As per the market survey done by our team, the market rental rates for Obhur mall range between 850 and 950 SAR/ Sqm for commercial units. Yet the property subject of valuation has better location, quality, etc which we will apply an adjustment 12% to achieve 875 SAR/ Sqm for commercial units and 400 SAR/ Sqm for offices.

Analysis of Operating and Maintenance Expenses

The operating expenses of similar properties reached between 10% to 15% of the total expected income for the property. These ratios depend on the condition and quality of the property and the type of services and public facilities available in the property itself. These ratios are divided into several main categories as follows:

Management expenses	5% to 7%
Operating and maintenance expenses	5% to 6%
General service bills expenses	3% to 4%
Other incidental expenses	8% to 12%

Property Operation and Maintenance Expenses

The client did not provide us with details of the actual maintenance and operation costs of the project and accordingly market averages for similar projects will be assumed. Therefore, we will apply the rate of 23% as the OPEX which will be calculated from the total revenues of the property. This ratio is based on the condition and quality of the property and the type of services and public facilities available in the property itself.

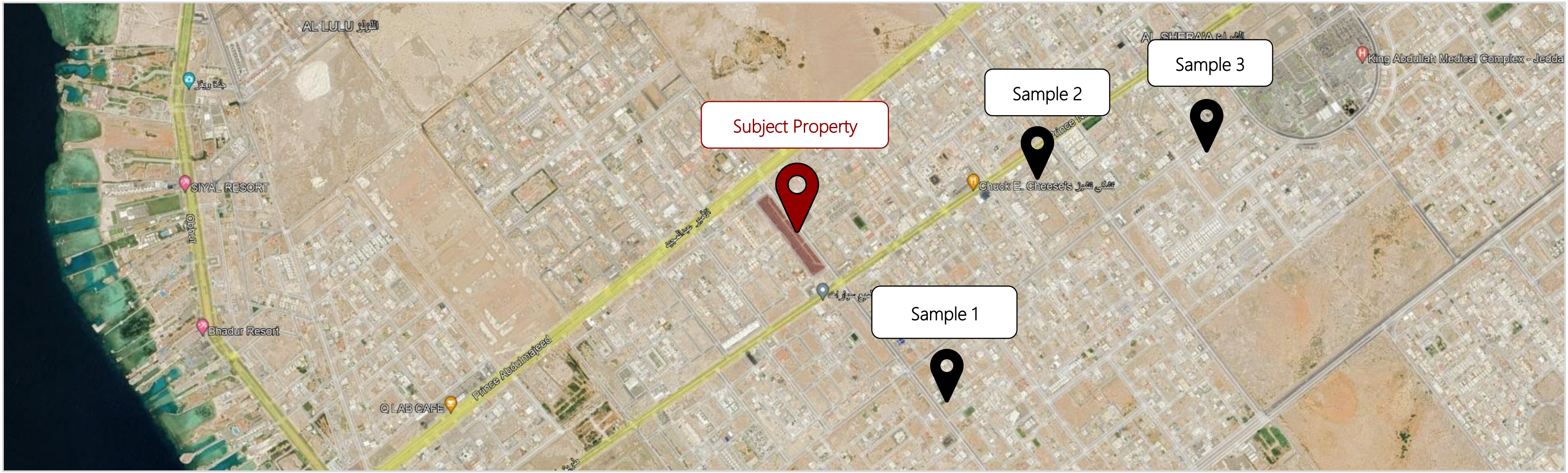
Market Capitalization Rate Analysis

Based on recent transactions of real estate properties and funds, the average capitalization rate of acquiring such property falls in the range of 9% to 9.5%. This average is mainly driven by several factors such as the quality of the building, finishing materials, the general location, ease of access, actual age of the property, size of the project, and the extent of income stability in it. In addition to the above, the capitalization rates are also affected directly by the supply and demand rates for the same type of real estate

The Capitalization Rate Used for the Valuation

With regard to the capitalization rate used in the valuation, we will base our analysis on the average capitalization rates based on the market and then make some adjustments based on the property situation in terms of its characteristics, location and some other important elements.

	Sample 1	Sample 2	Sample 3
Sale Price	110,170,500	1,336,080	173,141,000
Revenue	10,466,198	8,868,203	16,448,395
Capitalization rate	9,50%	9.50%	9.50%
Average capitalization rate		**9,50%**	



The used rental rate of the subject property. Based on the above, the value of the property using the DCF method is as follows:

Cash Flow		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
		0	1	2	3	4	5	6	7	8	9	10
Inflation		**0.0%**	**0.0%**	**2.5%**	**0.0%**	**2.2%**	**0.0%**	**2.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Expected Revenues												
Showrooms	Sqm	7,336	7,336	7,336	7,336	7,336	7,336	7,336	7,336	7,336	7,336	7,336
Rate (SAR)	SAR	1,050	1,050	1,076	1,076	1,100	1,100	1,122	1,122	1,122	1,122	1,122
Total	**SAR**	**7,702,800**	**7,702,800**	**7,895,370**	**7,895,370**	**8,069,068**	**8,069,068**	**8,231,256**	**8,231,256**	**8,231,256**	**8,231,256**	**8,231,256**
Offices	Sqm	7,631	7,631	7,631	7,631	7,631	7,631	7,631	7,631	7,631	7,631	7,631
Rate (SAR)	SAR	500	500	513	513	524	524	534	534	534	534	534
Total	**SAR**	**3,815,500**	**3,815,500**	**3,910,888**	**3,910,888**	**3,996,927**	**3,996,927**	**4,077,265**	**4,077,265**	**4,077,265**	**4,077,265**	**4,077,265**
Overall Revenues		**11,518,300**	**11,518,300**	**11,806,258**	**11,806,258**	**12,065,995**	**12,065,995**	**12,308,522**	**12,308,522**	**12,308,522**	**12,308,522**	**12,308,522**
Vacancy and Credit Loss												
Showrooms	10.0%	770,280	770,280	789,537	789,537	806,907	806,907	823,126	823,126	823,126	823,126	823,126
Offices	10.0%	381,550	381,550	391,089	391,089	399,693	399,693	407,727	407,727	407,727	407,727	407,727
Total		**1,151,830**	**1,151,830**	**1,180,626**	**1,180,626**	**1,206,600**	**1,206,600**	**1,230,852**	**1,230,852**	**1,230,852**	**1,230,852**	**1,230,852**
Effective Rental Income		**10,366,470**	**10,366,470**	**10,625,632**	**10,625,632**	**10,859,396**	**10,859,396**	**11,077,670**	**11,077,670**	**11,077,670**	**11,077,670**	**11,077,670**
Expenses												
OPEX	15.0%	1,554,971	1,554,971	1,593,845	1,593,845	1,628,909	1,628,909	1,661,650	1,661,650	1,661,650	1,661,650	1,661,650
Maintenance	10.0%	1,036,647	1,036,647	1,062,563	1,062,563	1,085,940	1,085,940	1,107,767	1,107,767	1,107,767	1,107,767	1,107,767
Overall Expenses		**2,591,618**	**2,591,618**	**2,656,408**	**2,656,408**	**2,714,849**	**2,714,849**	**2,769,417**	**2,769,417**	**2,769,417**	**2,769,417**	**2,769,417**
NOI		**7,774,853**	**7,774,853**	**7,969,224**	**7,969,224**	**8,144,547**	**8,144,547**	**8,308,252**	**8,308,252**	**8,308,252**	**8,308,252**	**8,308,252**
Terminal Value	**9.5%**											**87,455,286**
Discount Rate	10.0%	1.00	0.91	0.83	0.75	0.68	0.62	0.56	0.51	0.47	0.42	0.39
Present Value		7,774,853	7,068,048	6,586,135	5,987,396	5,562,835	5,057,123	4,689,792	4,263,447	3,875,861	3,523,510	36,920,989
Net Present Value												**91,309,988**
												91,310,000

4.5 Subject Property Value in Different Approaches

Methodology	Subject of Valuation	Value in Numbers	Value in Letters
DCF Method	Property	SAR 91,310,000	Ninety-One Million Three Hundred Ten Thousand Saudi Riyals
DRC Method	Land + Building	SAR 91,700,000	Ninety-One Million and Seven Hundred Thousand Saudi Riyals

4.6 Subject Property Value

Given the impact of the COVID-19 pandemic on lease agreements and the expectation of prices returning to their normal state in the future, we believe it is fair to adopt an DCF-based market valuation method. We are of an opinion that the total fair value of the subject property taking into consideration the purpose of valuation by using the Income Approach- DCF is:

Property Value:	**91,310,000 SAR** **Ninety-One Million Three Hundred Ten Thousand Saudi Riyals.**

4.7 Accredited Valuers

Essam M. Al Husaini	**Nabeel M. Al Husaini**	**Farah E. Al Husaini**	**Abdulrahman A. Al Rajih**	**WHITECUBES Stamp**
President	CEO	Valuation Manager	Valuer	
Fellow Member of (RE Valuation) License No. 1210000474	Member of (RE Valuation) License No. 1210002782	Member of (RE Valuation) License No. 1210001964	Fellow Member of (RE Valuation) License No. 1210002523	

4.8 Conclusion

In conclusion, this evaluation report offers a comprehensive assessment of the subject property's value, considering pertinent factors and adhering to established valuation standards. The information contained in this report is confidential and intended exclusively for the client's review and consideration. Reproduction or distribution of this report necessitates written consent from the valuer.

It is important to note that the value presented in this report is based on the available information and professional expertise. However, it is subject to limitations and external factors that may influence the property's value.

WHITE CUBES

DOCUMENTS

DOCUMENTS

Documents Received

5.1 Title deed and Construction Permit

بسم الله الرحمن الرحيم

المملكة العربية السعودية
وزارة العدل
[٢٧٧]
كتابة العدل الاولى بجدة

٤٢٠٢١٠٠٢٧٠٠٧
الرقم: ٤٢٠٢١٠٠٢٧٠٠٧
التاريخ: ١٧/ ٨/ ١٤٤٠ هـ

صك رهن وتملك عقار

الحمد لله وحده والصلاة والسلام على من لا نبي بعده وبعد:
فإن قطعة الارض ٣٥ و قطعة الارض ٣٦ و قطعة الارض ٣٧ و قطعة الارض ٣٨ و قطعة الارض ٣٩ و قطعة الارض ٤٠ و قطعة الارض ٤١ و قطعة الارض ٤٢ و قطعة الارض ٤٣ و قطعة الارض ٤٤ و قطعة الارض ٤٥ و قطعة الارض ٤٦ و قطعة الارض ٤٧ و قطعة الارض ٤٨ و قطعة الارض ٤٩ و قطعة الارض ٥٠ و قطعة الارض ٥١ و قطعة الارض ٥٢ و قطعة الارض ٥٣ و قطعة الارض ٥٤ و قطعة الارض ٥٥ و قطعة الارض ٥٦ و قطعة الارض ٥٧ و قطعة الارض ٥٨ و قطعة الارض ٥٩ و قطعة الارض ٦٠ و قطعة الارض ٦١ و قطعة الارض ٦٢ و قطعة الارض ٦٣ من المخطط رقم ٤٢٠ / ج/ س الواقع في حي الامواج بمدينة جدة.

وحدودها وأطوالها كالتالي:
شمالاً: شارع عرض ١٥م بطول: (٤٩,٠٢) تسعة و أربعون متر و اثنين سنتمتر ثم ينكسر جنوب غرب بطول ٣,٩٧م
جنوباً: شارع عرض ١٥م بطول: (٤٩,١١) تسعة و اربعون متر و أحد عشر سنتمتر ثم ينكسر شمال شرق بطول ٤,١١م
شرقاً: شارع عرض ٣٢م بطول: (٣٧١,٥٣) ثلاثمائة و واحد و سبعون متر و ثلاثة و خمسون سنتمتر ثم ينكسر شمال غرب بطول ٤,٢٣م
غرباً: شارع عرض ١٥م بطول: (٣٦٨,١) ثلاثمائة و ثمانية و ستون متر و عشرة سنتمتر ثم ينكسر جنوب شرق بطول ٤,٣٧م

ومساحتها: (٢٠,٦٤١,٧٤) عشرون ألفا و ستمائة و واحد و أربعون متر مربعا و أربعة و سبعون سنتمتراً مربعاً فقط الواقعة بابحر الشمالية وبموجب الخطاب أن الصك لا يحال للجنة والمقيد في هذه الادارة برقم ٣٣١٣٠٨٧٣٣/ ٣٣ في ١٣/ ٠٧/ ١٤٣٣هـ المملوكة لـ/ شركة أول الملقا العقارية بموجب سجل تجاري رقم ١٠١٠٨٩٣٨٠٢ وتنتهي في ١٩/ ١٠/ ١٤٤٤ هـ بالصك الصادر من هذه الإدارة برقم ٩٢٠٢١٠٠٢٦٣٨١ في ١٩/ ٠٦/ ١٤٤٠ هـ قد تم رهنها وما أقيم أو سيقام عليها من بناء لصالح / شركة الراجحي المصرفية للاستثمار بموجب سجل تجاري رقم ١٠١٠٠٠٠٠٩٦ في ٢٥/ ١٠/ ١٣٧٦ هـ ضمانا لوفائه بـ/ بملغ ٣٨١٨١٨١٨,١٩ ثمانية و ثلاثون مليونا و مائة و واحد و ثمانون ألفا و ثمانمائة و ثمانية عشر ريال و تسعة عشر هللة على ان يتم سداد المديونية

كاتب العدل
عبدالله بن عثمان بن فاضل الزهراني

الختم الرسمي
وزارة العدل
كتابة العدل الأولى بمحافظة جدة
كاتب العدل بمكتب رقم (١٠)

هذا المستند وحدة متكاملة، وضياع أو تلف صفحة منه يؤدي إلى عدم صلاحية المستند

صفحة ١ من ٢
نموذج رقم (٠١٢-٠٣-١)
(هذا النموذج مخصص للاستخدام بالحاسب الآلي ويمنع تخليقه)
مصلحة مطابع الحكومة - ٢٨٢٠٣٢

الإدارة المركزية لرخص البناء
رخصة بناء مفعلة
٢٠٠٠١٥٩٠٠٥
الرقم التسلسلي (١١٢٨)
رخصة جديدة
أمانة محافظة جدة

رقم رخصة البناء	٥٠٥٢٣٢			تاريخها	١٤٣١/٠٢/٢٩هـ	
رخصة بناء :	مركز تجاري			صالحة إلى	١٤٣٤/٠٢/٢٩هـ	
اسم المالك :	صالح محمد عوض بن لادن					
نوع هوية :	حفيظة نفوس	رقمها	١٠٠٣١٣٦٠٢٢	تاريخها	١٣٩٣/٠٦/٢٦هـ	مصدرها: جدة
صك ملكية رقم :	٢١٣٨			تاريخ	١٤٢٩/٠٢/٢٥هـ	مصدر: جدة
رقم المبنى :	٠	شارع		حي	حي ٨٠٣ أبحر الشمالية - ١	
رقم القطعة :	من ٣٥ الى ٦٣			رقم المخطط	٤٢٠/ج/س	

قد رخص للمالك ببناء عدد ٢ دور بموجب الحدود والأبعاد والارتدادات والبروزات

المحتويات	سكن	تجاري	مواقف سيارات	وحدات أخرى	مساحة الدور
البدروم	----	----	----	----	----
طابق خدمة	----	----	----	----	----
الطابق الأرضي	----	٧٩٢٨,٦	١٢٥٠٠	----	٧٩٢٨,٦
طابق الميزانيين	----	٤٧٢٧,٩	----	----	٤٧٢٧,٩
الطابق الأول	----	٨٦٤٨,٨ مكاتب	----	----	٨٦٤٨,٨
الطابق الثاني	----	----	----	----	----
الطابق الثالث	----	----	----	----	----
الطابق المتكرر	----	----	----	----	----

إضافة
* بموجب موافقة ادارة تخطيط وهندسة النقل والمرور رقم ٣٠٠١٩٤١١٥ في ١٤٣١/١/٢هـ
* وخطاب شركة الكهرباء رقم ٩٢١٧٣٥٨٨ في ١٤٣١/١/٢١هـ
* وتعهد مراجعة الدفاع المدني واحضار الموافقة خلال (٤٥ يوم) من تاريخ تذكرة المراجعة رقم ٩٣٩ وتاريخ ١٤٣١/٢/٢٦هـ

إجمالي طول الأسوار (م - ط)
رقم رخصة المكتب الهندسي: محمد احمد بن محفوظ
كروكي إرشادي
الشمال

الرسوم	رقم الإيصال	تاريخ الإيصال
٢٨٠٦١,٦	٣١٠١١١٩٣٣٣	١٤٣١/٠٢/٢٩هـ

* تم إحضار العقود المطلوبة حسب النظام
عدد الوحدات السكنية : ٤٢

رئيس القسم: م/ عبد الرزاق عبد الرحمن شيخ عمر — التوقيع
مدير الإدارة المركزية لرخص البناء المكلف: د. زهير حوتة — التوقيع
أعد الكروكي: سلطان الحبيبي — التوقيع
الختم: أمانة محافظة جدة — الإدارة العامة — للخدمات المركزية — رمز التشغيل

يجب على صاحب الرخصة ... الرخصة .
وأن أمانة محافظة جدة في حال تقاعس صاحب الرخصة في توريد الدمارات المقررة ستطبق الجزاءات والعقوبات اللازمة لضمان إزالة المخلفات .

جدة أمانة
فلنؤد الأمانة
002-01-F09; V 3.0

5.2 Real Estate Valuation License

وزارة التجارة والاستثمار
Ministry of Commerce and Investment

ترخيص مزاولة مهنة لفرع تقييم العقارات

فئة العضوية: أساسي

المقر الرئيسي: الرياض

رقم الترخيص 1210000474 تاريخ إصداره 1437/8/1 هـ تاريخ انتهائه 1447/8/24 هـ

يرخص **عصام محمد عبدالله الحسيني** (سعودي الجنسية) سجل مدني رقم 1044275947 لمزاولة المهنة

وقد منح هذا الترخيص بعد أن استوفى شروط القيد الواردة في المادة الخامسة من نظام المقيمين المعتمدين الصادر بالمرسوم الملكي رقم (م/43) وتاريخ 1433/07/9 هـ بموجب قرار لجنة قيد المقيمين رقم (95 /ق3 /42) وتاريخ 1442/5/22 هـ

ختم الوزارة

وزارة التجارة والاستثمار
Ministry of Commerce and Investment
إدارة المهن الاستشارية

رئيس لجنة قيد المقيمين

أ. وليد بن عبدالله الرويشد

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