WHITE CUBES

REAL ESTATE VALUATION REPORT

Al Khabeer Capital

GALLERY MALL

Awal Al Malqa Real Estate Company

Tabuk City

December 2023

تقييم TAQEEM

VISION رؤية 2030 المملكة العربية السعودية KINGDOM OF SAUDI ARABIA

REAL ESTATE VALUATION REPORT

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

Subject: Valuation Report for the Leasing Right of Gallery Mall in Tabuk City, Saudi Arabia.

Dear Al Inma Investment,

In accordance with your approved request dated 30 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

Table of Contents

WHITE CUBES

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	Retail project.
Property Location	Tabuk City.
Title Deed No.	----
Title Deed Date	----
Ownership Type	----
Limitations	----
Owner	The client informed us that the property is a leasehold.
Land Use	Commercial
Land Area (Sqm)	41,630 Sqm
BUA (Sqm)	43,624.95 Sqm.
GLA (Sqm)	35,868 Sqm
Basis of Value	Fair Value.
Value Hypothesis	Current use.
Valuation Approach	Income Approach, Discounted Cash Flow method (DCF)
Currency	Saudi Arabian Riyal
Final Property Value	SAR 149,000,000
Report Date	31/12/2023
Valuation Date	30/11/2023
Inspection Date	20/11/2023

SCOPE OF WORK

SCOPE OF 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:
Al Inma Investment 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 **Income approach, DCF method**.

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 **20/11/2023** 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 be owned by Tabuk Municipality rented for Al-Qadeebi sons Company who transferred it to “Awal Al Malqa Real Estate Company” with leasing right, 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.

WHITE CUBES

PROPERTY DETAILS

PROPERTY DETAILS

Property and Location Description

2.1 Property Description

The subject property is a lease hold Retail Project (Gallery Mall) located in Tabuk city, Kingdom of Saudi Arabia. The property's construction permit documents confirm a total built-up area (BUA) of (43,624.95) square meters.

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 King Khaled Road from the north side, enhancing its desirability and potential accessibility.

2.2 Surrounding Area

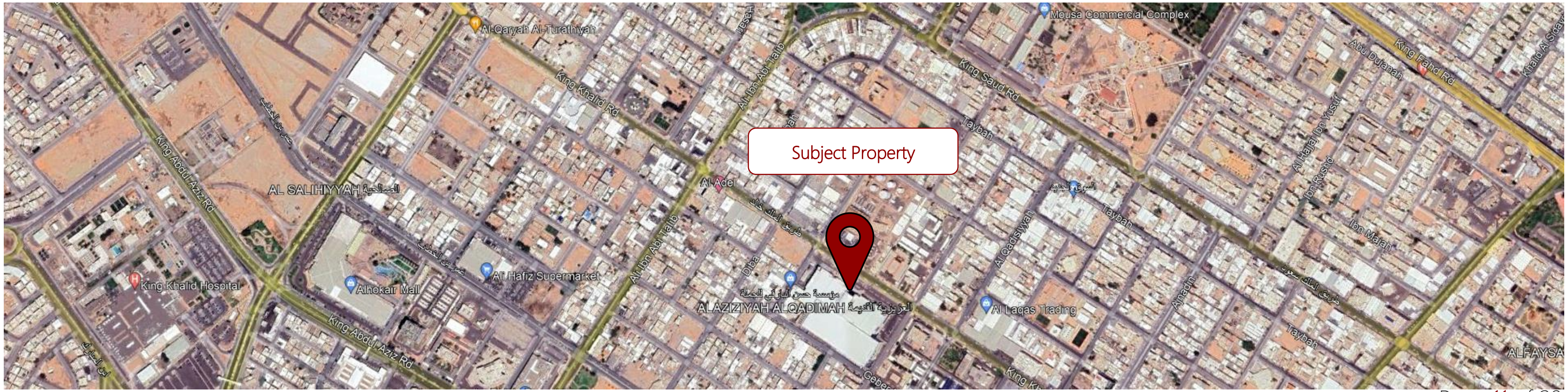
The subject property is primarily surrounded by several residential and commercial buildings, adding to its appeal and potential opportunities.

2.3 Ease of Access

The access level of the subject property is classified as high due to its location on King Khaled 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

We were not provided with a copy of the title deed related to the subject property. Yet, the client informed us that the project is a leasehold.

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	Retail
Construction Permit No.	58457
Construction Permit Date	01/07/1434

Description	No. of Units	Area (sqm)	Use
Basement	----	12,243	Parking
Ground Floor	----	16,136.7	Commercial
Typical Floors	----	15,245.25	Commercial
Total BAU (sqm)		**43,624.95**	

2.7 Photographs of the Subject Property

WHITE CUBES

MARKET INDICATORS

MARKET
INDICATORS

Market Indicators

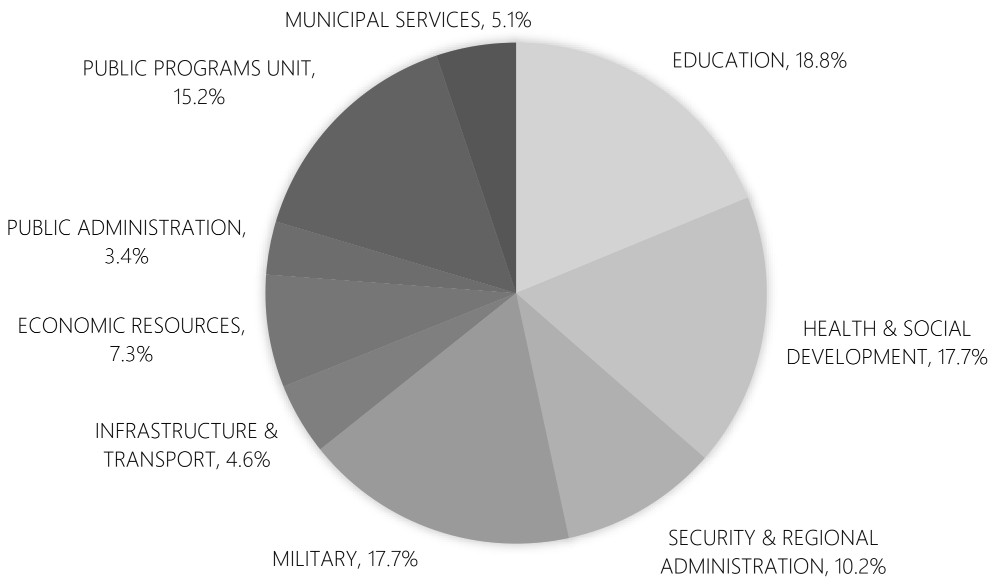
3.1 Saudi Arabia Economic Indicators

Economic Indicator	Budget 2022	Expectations 2023	Estimated 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

Overall Sector Performance

From 2022 to 2023	Future Expectations
⬌	⬆

Overall Sector Stability

From 2022 to 2023	Future Expectations
⬌	⬆

Values of Lands Related to The Sector

From 2022 to 2023	Future Expectations
⬌	⬆

Sector rental Income

From 2022 to 2023	Future Expectations
⬌	⬆

Sector Demand

From 2022 to 2023	Future Expectations
⬌	⬆

Investors' Appetite

From 2022 to 2023	Future Expectations
⬌	⬆

Sector's occupancy ratios

From 2022 to 2023	Future Expectations
⬌	⬆

Sectors Positive Changes

From 2022 to 2023	Future Expectations
⬌	⬆

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

WHITE CUBES

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	----	----	✓	----	----	----

DISCOUNTED CASH FLOW (DCF)

The Discounted Cash Flow Method involves estimating net cash flows of an income generating property over specific period 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 Discounted Cash Flow Method (DCF)

Analysis of Operating and Maintenance Expenses

The operating expenses of similar properties reached between 15% to 20% 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	3% to 5%
Operating and maintenance expenses	3% to 5%
General service bills expenses	3% to 5%
Other incidental expenses	2% to 3%

Property Operation and Maintenance Expenses

We will apply the rate of 6,823,479 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.

Occupancy Rates in the Project

Based on the market survey done by our team, the occupancy rates for similar projects are 60% to 70% on which we will base our valuation analysis.

The capitalization rate used in the valuation.

The capitalization rate was derived by the method of extraction from the market, where we found that the minimum is 8% and the maximum is 7%. A capitalization rate of 7% was assumed.

Reasonable after taking into account the components of the property, and it represents the return expected to be achieved by the property at the end of the period, which will be applied later to net operating income.

for the property

Estimated the Discount Rate of Cash Flows

To estimate the discount rate used in the cash flow method, we will use the CAPM model,

which includes a calculation of several risk factors related to the property, for the purpose of determining the value of future cash at the present time. The estimation of the existing risk rates has been based according to the developments in the current property market. As a result, the expected discount rate is 11%.

CAPM (Cost of Equity) Calculation	
Risk Free Rate	2.20%
Beta	1.12
Country Risk Premium	2.50%
Equity Risk Premium	4.00%
Indigenous Risk Premium	1.50%
Cost of Equity	**11.00%**

Contract- Market DCF

The land of the subject property is owned by Tabuk Municipality and rented for Al-Qadeebi sons Company who transferred it to "Awal Al Malqa Real Estate Compony" with leasing right for 25 years starting 1434 with annual lease rate of SAR 1,579,000.

Cash Flow		2023	2024	2025	2026	2027	2028	2029	2030
		0	1	2	3	4	5	6	7
Inflation		**0.0%**	**0.0%**	**1.5%**	**0.0%**	**0.0%**	**1.0%**	**0.0%**	**0.0%**
Expected Revenues									
Showrooms	Sqm	22,987	22,987	22,987	22,987	22,987	22,987	22,987	22,987
Rate (SAR)	SAR	1,902	1,902	1,930	1,930	1,930	1,950	1,950	1,950
Total	**SAR**	**43,715,261**	**43,715,261**	**44,370,990**	**44,370,990**	**44,370,990**	**44,814,699**	**44,814,699**	**44,814,699**
Restaurant	Sqm	300	300	300	300	300	300	300	300
Rate (SAR)	SAR	173.97	174	177	177	177	178	178	178
Total	**SAR**	**52,191**	**52,191**	**52,974**	**52,974**	**52,974**	**53,504**	**53,504**	**53,504**
Kiosk	0	63	63	63	63	63	63	63	63
Rate (SAR)	SAR	3,377.07	3,377	3,428	3,428	3,428	3,462	3,462	3,462
Cash Flow	**SAR**	**212,755**	**212,755**	**215,947**	**215,947**	**215,947**	**218,106**	**218,106**	**218,106**
Balloon	Sqm	0	0	0	0	0	0	0	0
Rate (SAR)	SAR	1,440.00	1,440	1,462	1,462	1,462	1,476	1,476	1,476
Total	**SAR**	**1,440**	**1,440**	**1,462**	**1,462**	**1,462**	**1,476**	**1,476**	**1,476**
Overall Revenues		**43,981,647**	**43,981,647**	**44,641,372**	**44,641,372**	**44,641,372**	**45,087,785**	**45,087,785**	**45,087,785**
Vacancy and Credit Loss									
Vacanncy	%	45%	40%	40%	35%	35%	30%	30%	30%
Total		19,791,741	17,592,659	17,856,549	15,624,480	15,624,480	13,526,336	13,526,336	13,526,336
Effective Rental Income		**24,189,906**	**26,388,988**	**26,784,823**	**29,016,892**	**29,016,892**	**31,561,450**	**31,561,450**	**31,561,450**
Expenses									
CapEx	30.0%	7,256,972	7,916,696	8,035,447	8,705,067	8,705,067	9,468,435	9,468,435	9,468,435
OpEx	15.0%	3,628,486	3,958,348	4,017,723	4,352,534	4,352,534	4,734,217	4,734,217	4,734,217
Land Rent		1,579,000	1,579,000	1,579,000	1,579,000	1,579,000	1,579,000	1,579,000	1,579,000
Insurance		95,930	95,930	95,930	95,930	95,930	95,930	95,930	95,930
Overall Expenses		**12,560,388**	**13,549,975**	**13,728,100**	**14,732,531**	**14,732,531**	**15,877,582**	**15,877,582**	**15,877,582**
NOI		**11,629,518**	**12,839,014**	**13,056,723**	**14,284,360**	**14,284,360**	**15,683,867**	**15,683,867**	**15,683,867**
Terminal Value	**9.5%**								
Discount Rate	11.3%	1.00	0.90	0.81	0.72	0.65	0.58	0.53	0.47
Present Value		11,629,518	11,533,429	10,536,292	10,354,788	9,301,822	9,174,601	8,241,646	7,403,563
Net Present Value									

Cash Flow		2031	2032	2033	2034	2035	2036	2037	2038
		8	9	10	11	12	13	14	15
Inflation		**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Expected Revenues									
Showrooms	Sqm	22,987	22,987	22,987	22,987	22,987	22,987	22,987	22,987
Rate (SAR)	SAR	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950
Total	**SAR**	**44,814,699**	**44,814,699**	**44,814,699**	**44,814,699**	**44,814,699**	**44,814,699**	**44,814,699**	**44,814,699**
Restaurant	Sqm	300	300	300	300	300	300	300	300
Rate (SAR)	SAR	178	178	178	178	178	178	178	178
Total	**SAR**	**53,504**	**53,504**	**53,504**	**53,504**	**53,504**	**53,504**	**53,504**	**53,504**
Kiosk	0	63	63	63	63	63	63	63	63
Rate (SAR)	SAR	3,462	3,462	3,462	3,462	3,462	3,462	3,462	3,462
Cash Flow	**SAR**	**218,106**	**218,106**	**218,106**	**218,106**	**218,106**	**218,106**	**218,106**	**218,106**
Balloon	Sqm	0	0	0	0	0	0	0	0
Rate (SAR)	SAR	1,476	1,476	1,476	1,476	1,476	1,476	1,476	1,476
Total	**SAR**	**1,476**	**1,476**	**1,476**	**1,476**	**1,476**	**1,476**	**1,476**	**1,476**
Overall Revenues		**45,087,785**	**45,087,785**	**45,087,785**	**45,087,785**	**45,087,785**	**45,087,785**	**45,087,785**	**45,087,785**
Vacancy and Credit Loss									
Vacanncy	%	30%	30%	30%	30%	30%	30%	30%	30%
Total		13,526,336	13,526,336	13,526,336	13,526,336	13,526,336	13,526,336	13,526,336	13,526,336
Effective Rental Income		**31,561,450**	**31,561,450**	**31,561,450**	**31,561,450**	**31,561,450**	**31,561,450**	**31,561,450**	**31,561,450**
Expenses									
CapEx	30.0%	9,468,435	9,468,435	9,468,435	9,468,435	9,468,435	9,468,435	9,468,435	9,468,435
OpEx	15.0%	4,734,217	4,734,217	4,734,217	4,734,217	4,734,217	4,734,217	4,734,217	4,734,217
Land Rent		1,579,000	1,579,000	1,579,000	1,579,000	1,579,000	1,579,000	1,579,000	1,579,000
Insurance		95,930	95,930	95,930	95,930	95,930	95,930	95,930	95,930
Overall Expenses		**15,877,582**	**15,877,582**	**15,877,582**	**15,877,582**	**15,877,582**	**15,877,582**	**15,877,582**	**15,877,582**
NOI		**15,683,867**	**15,683,867**	**15,683,867**	**15,683,867**	**15,683,867**	**15,683,867**	**15,683,867**	**15,683,867**
Terminal Value	**9.5%**								**165,093,341**
Discount Rate	11.3%	0.42	0.38	0.34	0.31	0.28	0.25	0.22	0.20
Present Value		6,650,703	5,974,401	5,366,871	4,821,121	4,330,866	3,890,466	3,494,849	36,186,428
Net Present Value									**148,891,364**

4.3 Valuation Notes

- As the purpose of valuation is for REIT, and as the REIT fund (acquire income generating properties), we believe that most appropriate approach to do the valuation for such properties should be based on income methodology (DCF).
- The market rates are used based the actual rates within the project which are used as market actual transactions.

4.4 Subject Property Value

Based on our analysis utilizing the discounted cash flow (DCF) method and considering the intended purpose of valuation, we have reached the conclusion that the total fair value of the subject property is as follows:

Property Value: **SAR 149,000,000**
One Hundred Forty-Nine Million Saudi Riyals.

4.5 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)	Member of (RE Valuation)	Member of (RE Valuation)	Fellow Member of (RE Valuation)	
License No. 1210000474	License No. 1210002782	License No. 1210001964	License No. 1210002523	

4.6 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 Construction Permit

المملكة العربية السعودية
وزارة الشئون البلدية والقروية
أمانة منطقة تبوك

رخصة بناء

رقم الرخصة ٥٨٤٥٧
تاريخ صدورها ١/٧/١٤٤٦هـ
تاريخ انتهائها ١/٧/١٤٤٧هـ

يجب الالتزام بتنفيذ العزل الحراري وفق قيم العزل الحراري المحددة بمخطط العزل الحراري للمبنى (تم تنفيذ اشتراطات الدفاع المدني والكهرباء على مسؤولية المكتب)

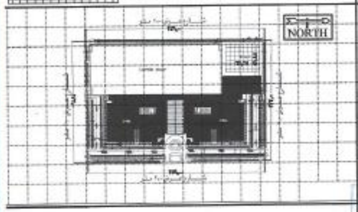
اسم صاحب الرخصة : امانة منطقة تبوك (المستاجر شركة ابناء القضيبي للمقاولات)

رقم الصك : --- تاريخه : --- مصدره : تبوك

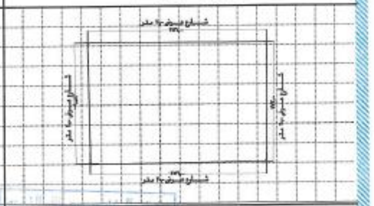
رقم قطعة الأرض : بدون رقم المخطط : --- تاريخه : -- بحي : الصالحية

رقم الكروكي التنظيمي : ١٣٧٤ تاريخه : ١٤/٦/١٤٣٤هـ نوع البناء : هنجر

كروكي قطعة الأرض والمبنى الأصلي



كروكي الموقع العام



المكتب الهندسي المشرف / المصمم : الخريجي

مرحلة النطاق العمراني :

المقاييس والاشتراطات :

- مساحة الأرض : ٤١٦٣٦٫٠٠ واحد و أربعون ألف و ستمئة وثلاثون متر٢
- مساحة البناء بالقبو : ١٢٢٤٣٫٠٠ اثنا عشرة ألف و مئتان و ثلاثة و أربعون متر٢
- مساحة البناء بالدور الأرضي : ١٦١٣٦٫٧٠ ستة عشرة ألف ومائة وستة وثلاثون م٢
- مساحة البناء بالدور المتكرر : ١٥٢٤٥٫١٥ خمسة عشرة ألف ومئتان وخمسة وأربعون
- عدد الأدوار المتكررة : --- م٢
- مساحة الملحق الأرضي : --- م٢
- مساحة الملحق العلوي : --- م٢
- عدد الوحدات : ١٣٩ مئة و تسعة و ثلاثون محلات
- إجمالي مساحة البناء : ٤٣٦٢٤٫٨٥ ثلاثة وأربعون ألف وستمئة وأربعة وعشرون م٢
- ارتفاع الدور : ٥٫٠٠ خمسة متر م
- أقصى ارتفاع للبناء : ٢٥٫٥٠ خمسة عشرون متر و خمسون سم م٢
- إجمالي طول السور : --- م٢
- أقل ارتفاع للسور : --- م٢
- أقصى ارتفاع للسور : --- م٢
- نسبة مساحة الدور الأرضي لمساحة الأرض : ٣٨٫٧٦ ٪
- منسوب الشارع : ٠٫٠٠+
- تشطيب الواجهة : كلادنج
- البروزات : ---
- استخدام المبنى : هنجر تجاري
- ---

الحدود والأبعاد والارتدادات والبروز (للمتكرر)

الجهة	حدودها	الأبعاد (م)	الارتداد (م)	البروز (م)
الشمال	شارع عرض ٢٠٫٠٠ متر	١٧٢٫٠٠ م	٦٢٫٢٥/٤٫٤٠ م	--
الشرق	شارع عرض ٣٠٫٠٠ متر	٢٥٦٫٠٠ م	٢٩٫٦٥/٢٧٫٤٠ م	--
الجنوب	شارع عرض ٢٠٫٠٠ متر	١٧٢٫٠٠ م	٢٦٫٩٠/٦٫٠٠ م	--
الغرب	شارع عرض ٢٠٫٠٠ متر	٢٥٦٫٠٠ م	٥٩٫٤٥/٥٫٠٠ م	--

الرسوم المستحقة على الرخصة : ٢٥١١٥٫٦ ريال

وتم سدادها بموجب الايصال رقم : ١٩٢٩٩٤ ريال

بتاريخ ٤ / ٦ / ١٤٤٦هـ

اسم المساح / المراقب : عبدالله العيسى

التوقيع

مدير إدارة الرخص
الاسم : المهندس/ عبدالعزيز محمد الجريص
التوقيع :

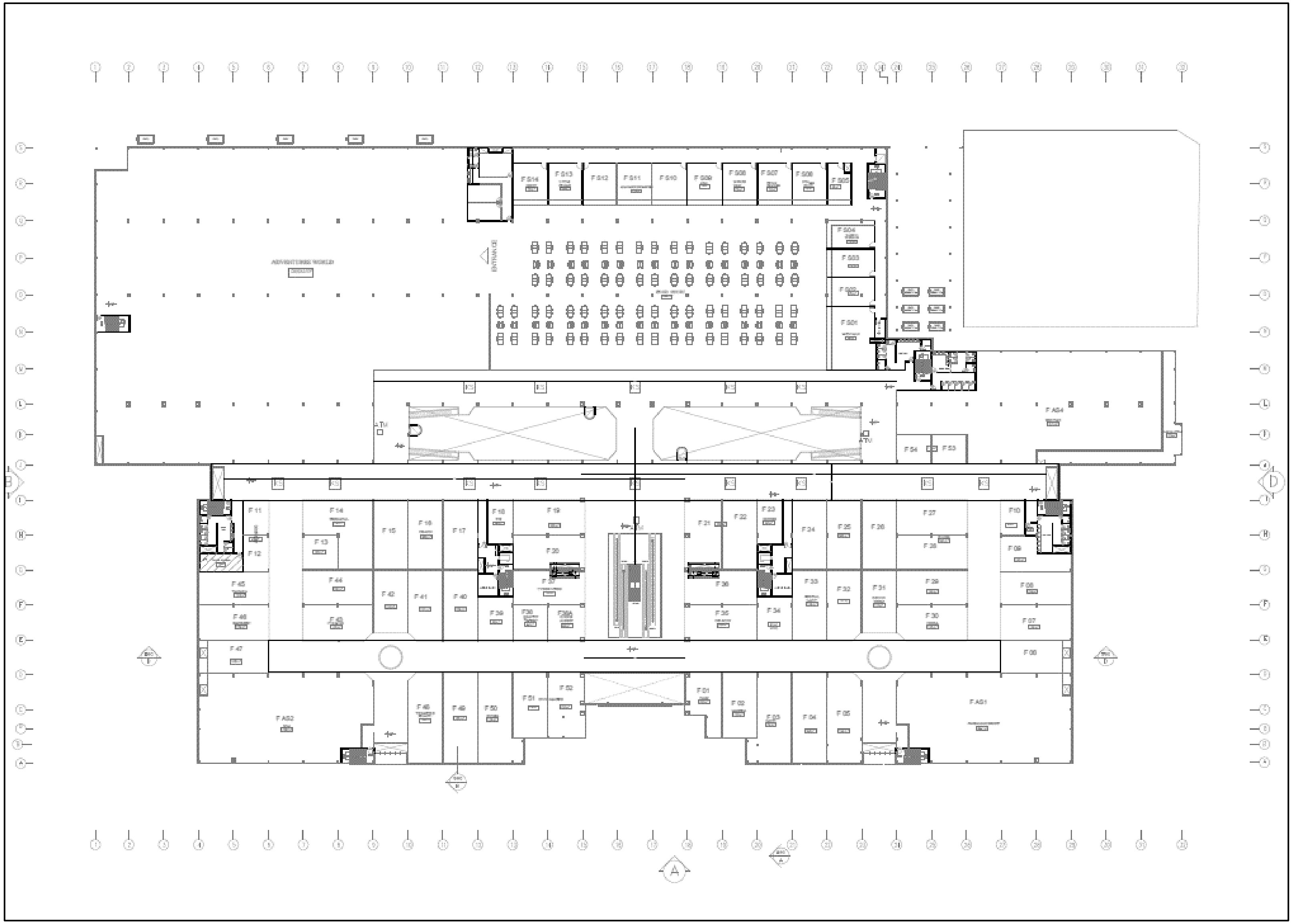
مهندس الرخص
الاسم : سلطان عتيق المطيري
التوقيع :

أمين منطقة تبوك
الاسم : المهندس/ محمد عبد الهادي العمري
التوقيع :

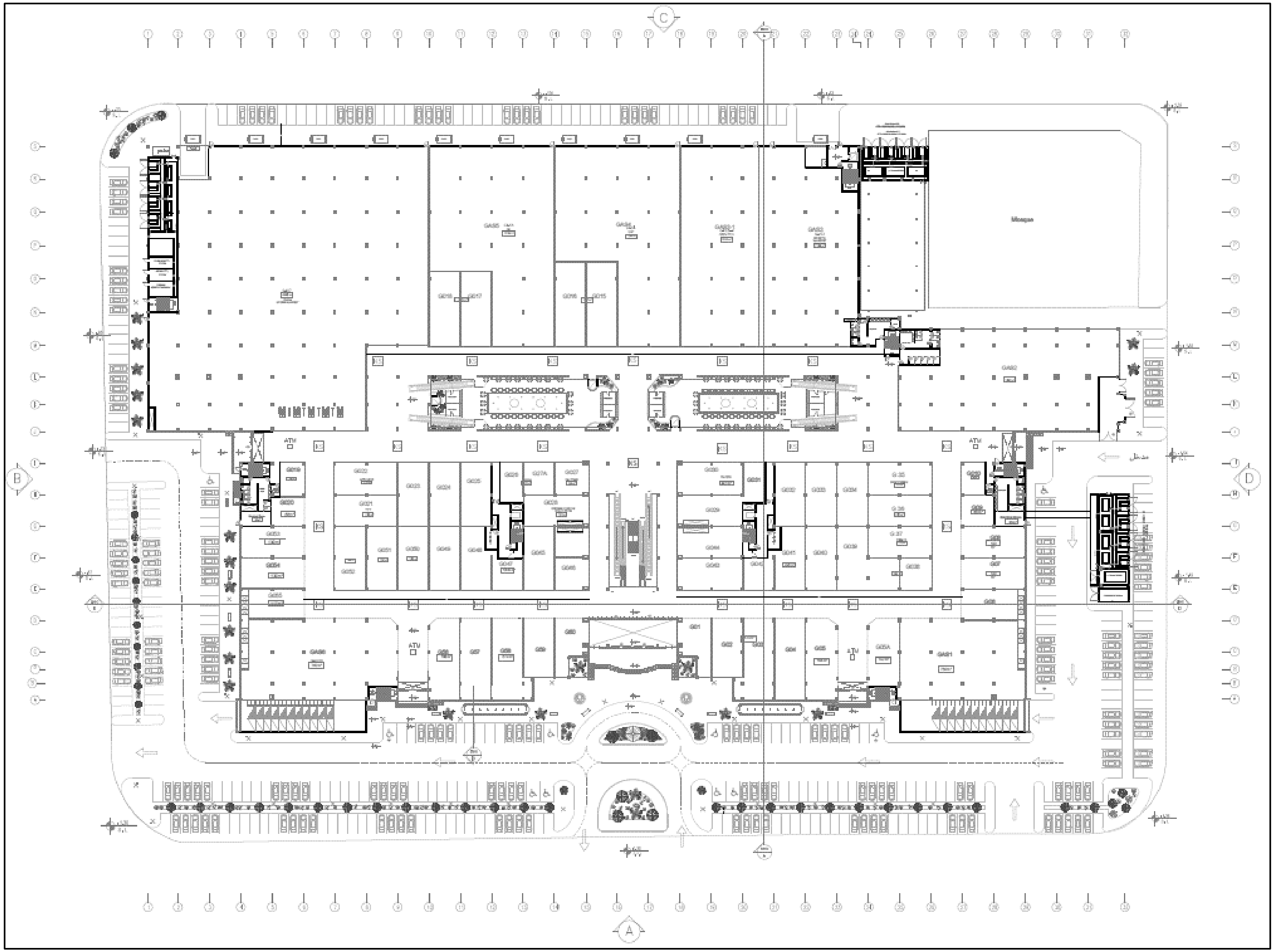
نموذج رقم : ف - م - ١١١

5.2 Layout

First Floor



Ground Floor



5.3 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

WHITE CUBES