

Residential Compound Valuation Report (Al-Malaga Complex)

Riyadh, Al-Malaga

30 June 2024



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Submitted to: Al-khabeer Capital

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Part 1

Executive Summary

1 Executive Summary

Salient facts, Assumptions & IVS 2022 regulatory compliance				
Identity of the client	Addressee (to whom the report is addressed)	AL-khabeer Capital	Other users	-
	Contact person	-	Contact information	-
Assets being valued	Assets name	Residential compound (Almalaga)	Interest to be valued	Ownership assumed as freehold interest
	Location	https://maps.app.goo.gl/CUGFxohHXg4zcrDb7		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	25 May 2024
	Inspection date	12 May 2024	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value	Premise of value	Current Use/Existing Use
		Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion		International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."

1 | Executive Summary

Salient facts, Assumptions & IVS 2022 regulatory compliance				
Report	Reference Number	240460297	Report type	Detailed report
	Report date	30 June 2024	Report version	Final
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		

1 | Executive Summary

Salient facts, Assumptions & IVS 2022 regulatory compliance			
Investigations and Compliance	Limits on investigations	The client was asked to provide us with rental contracts, and since they were not available on the valuation date, a value opinion was based on market comparisons.	
	Limits on analysis	—	
	Limits on inspection	—	
Nature and sources of information upon which the valuer relies	• We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date: • These documents may be referred to in the appendices as: ◦ <u>Title deed</u> ◦ <u>Building permit</u> • Market research and analysis have been undertaken by the valuer. • Disclosures of Alkhabeer REIT Fund Manager on the Saudi Tadawul website.		
Assumptions and special assumptions	Assumptions	IVS's instructions	• International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date." • Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer. • All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
		Applications in this report	None (except as indicated in the terms and conditions)
Assumptions and special assumptions	Special assumptions	IVS's instructions	• International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation." • Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset. • They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date • All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
		Applications in this report	None (except as indicated in the terms and conditions)

1 | Executive Summary

Salient facts, Assumptions & IVS 2022 regulatory compliance		
Opinion of Value	298,086,000	
	Written	Only two hundred ninety-eight million eighty-six thousand SAR
	Currency	Saudi Riyal

Valuation team	Role	Name	Signature	TAQEEM membership		
Site inspection and field research	Property inspection, its condition, offers, and field survey work	Abdullah Salem Almadry		1210002389	Associate	Real Estate Sector
Valuation, reporting, desk research, and analysis	Desk research, calculations, auditing work, and income analysis	Mohi Mamdouh Abdulaziz		1220003379	Associate	
Value review and initial approval	Reviewing valuation results and income data	Omar Babahr		1220001954	Fellow	
Signed for and on behalf of Esnad Real Estate Valuation Company		Eng. Almuhanna d Alhussami		1210000934	Fellow	

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

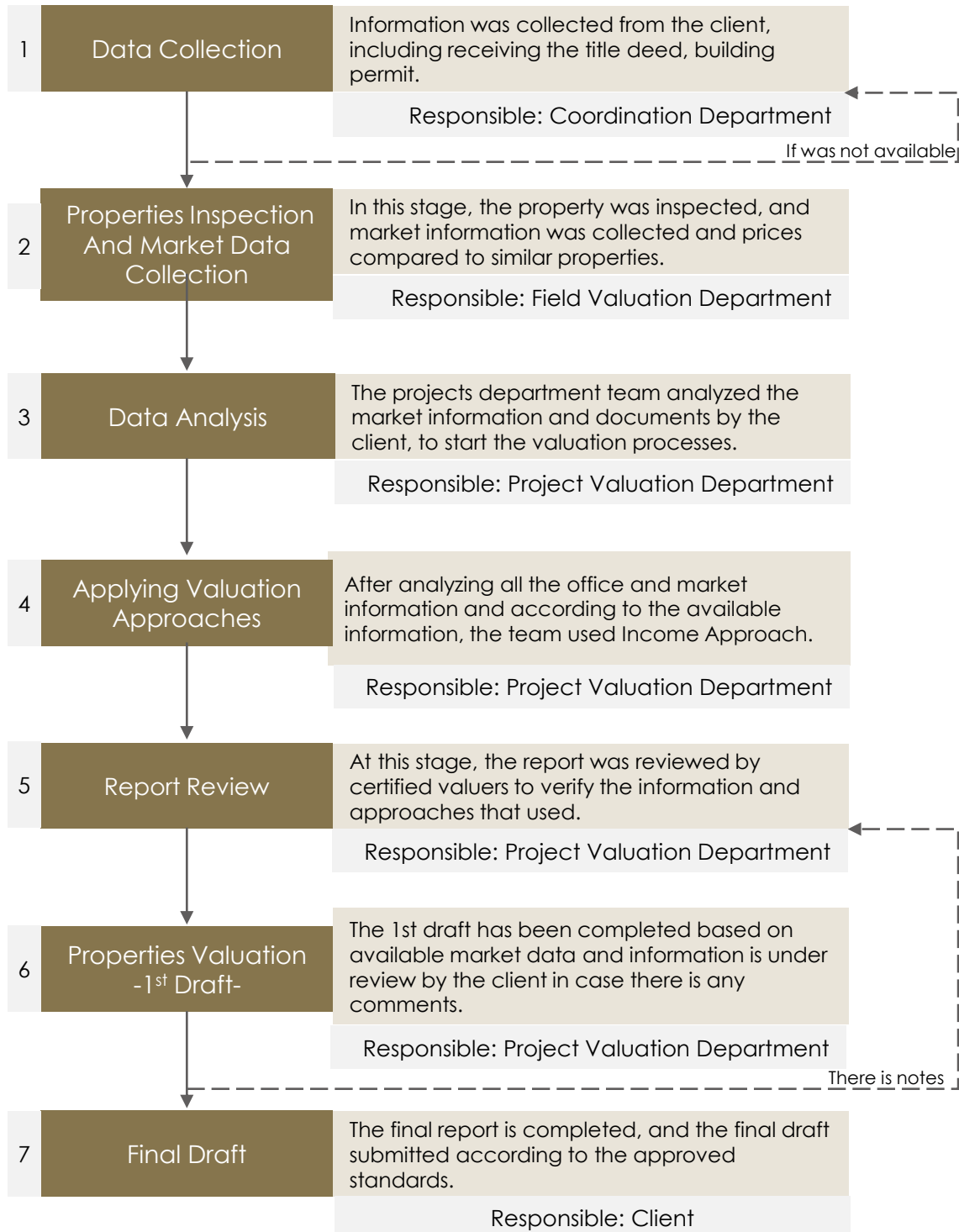


Part 2

Reporting Methodology

2 | Reporting Methodology

3. Based on the International Valuation Standards ("IVS") (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





Part 3

Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

3.1 | Property Location Analysis

Description of the property at the city level

About Riyadh

Riyadh is the capital of the Kingdom of Saudi Arabia, it's the largest city and the third largest Arab capital in terms of population. Riyadh is located in the middle of the Arabian Peninsula on the Najd Plateau, at an altitude of 600 meters above sea level. It is the headquarters of the Emirate of the Riyadh Region, according to the administrative division of the Saudi regions. It is characterized by a group of beautiful tourist attractions, which vary between entertainment places, parks, towers, and skyscrapers, in addition to ancient historical monuments.



Property location

Distance to attraction points

Attraction	Distance	Attraction	Distance
King Abdullah financial Dist.	11.8 km	Boulevard Word	8.4 km
King Saud University	15.3 km	King Khalid Int. Airport	26.4 km

3.2 | Property Location Analysis

Description of the property at the neighborhood level

Description of the surrounding area	The property area is distinguished by its geographical location in the city of Riyadh, as it is located near King Fahd Road and Wadi Hajar Road. The real estate area is also bordered on the northern side by King Salman bin Abdulaziz Road, followed by the Al-Qairawan neighborhood, and on the southern side, the real estate area is bordered by the rest of the Al-Malqa neighborhood. Likewise, the real estate area is bordered on the eastern side by King Fahd Road, followed by the Al-Yasmine neighborhood, and on the western side, the real estate area is bordered by parts of the Al-Malqa neighborhood. Al-Malqa is followed by King Khaled neighborhood.
About the Neighborhood	Al-Malqa neighborhood is located in the north of the city of Riyadh and is distinguished by its geographical location, as it is bordered by main roads, the most prominent of which are King Fahd Road, King Khalid Road, and King Salman bin Abdulaziz Road.
Accessibility	The area is easily accessible through several roads, the most important of which is Wadi Hajar Road, which is directly overlooked by the property under valuation.



A picture showing the boundaries of the property

3.3 Property description and ownership

Ownership information (based on title deed)			
Client's name	Al-khabeer Capital	Owner's name	Awal Al Malqa Real Estate Company
Title deed number	814009006124+314002002198 814009006125+614004005871	Title deed date	10/09/1440 H + 15/09/1440 H
building permit Number	1432/5259+1433/15265 1433/15269+1433/15270	building permit Date	26/03/1432 H +2/08/1433 H

Property Information (Based on title deed)			
Province	Riyadh	City	Riyadh
District	Almalaga	Street	-
No. of Plot	2335/1+2333/2334 +2337/1+2336/1	No. of Plan	3114
Property Type	Residential compound	Notes	The property is mortgaged to Al Rajhi Development Company Limited
24.815278° N 46.614278° E			
https://maps.app.goo.gl/iuXhEXSYQWz3CHc48			

Property specifications			
Land area according to the deed	15,924.68 sqm	Land topography	Flat
Land area according to Regulations	-	Land Shape	Regular
Notes	-		



Satellite photo shows the subject property location

3.4 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	242.5	Wadi Hijra Rd.	Commercial	36	1
South	242.5	Street	Internal	20	3
East	65.63	Street	Internal	25	2
West	65.7	Street	Internal	15	4
Property specifications					
Structure	Building area	41,362 m2 (Based on the building permit)			
	Number of floors	Basement + Ground floor + 1 st floor + 2 nd floor + annex			
	Age	Almost 10 years			
	Num. of buildings	18 Apartment Buildings			
	Air conditioning	Separate			
	Finishing	Excellent			
	Facilities	Parking + Pool + Security + Recreation hall			
	Elevators	Available			
Zoning	Use	Residential commercial			
	Maximum footprint	60%			
	FAR	1.8			
Notes	Floors	Ground + 2 floors + 50% annex			
		- The property is a residential complex consisting of 18 buildings, and each building consists of a ground floor, two residential floors, upper annexes, and a basement. - There are 18 buildings consisting of 14 apartments each and one building consisting of 12 apartments. There are three types of apartments: 1- Apartments consisting of three rooms, a hall, a sitting room, a kitchen, and 4 bathrooms. 2- Apartments consisting of a room, a hall, a sitting room, a kitchen, and two bathrooms. 3- Apartments consisting of two rooms, a hall, a sitting room, a kitchen, and two bathrooms.			
Services and Facilities					
Boys School	Mosque	Sewerage	Water	Electricity	
✓	✓	✓	✓	✓	
Phone	Civil defense	police station	Health center	Girls school	
✓	✓	✓	✓	✓	
Municipal works	Post Mail	Commercial	Park	Storm water drainage	
✓	✓	✓	✓	✓	

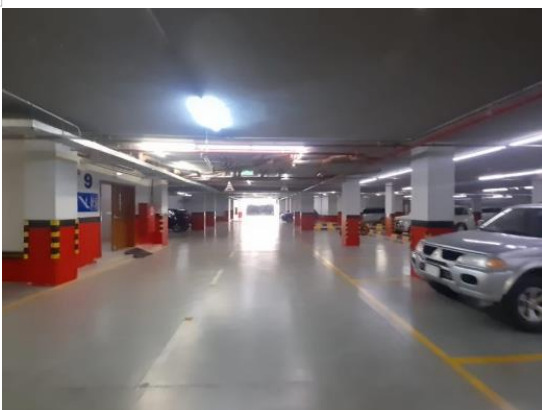
3.5 Source of information

- The data was compiled based on documents received by the client on 04/17/2024.
- The location of the property was determined based on the title deed and the property was inspected on 05/02/2024.
- The influences were analyzed based on the current market situation.
- Disclosures of Alkhabeer REIT Fund Manager on the Saudi Tadawul website.

3.6 Property photos



3.6 Property photos



3.6 | Property photos



3.7 Analysis summary

Analysis summary	
Advantages	- The property being valuated is located near King Fahd Road. - The property being valuated is distinguished by its location overlooking Wadi Hajar Road
Disadvantages	No Disadvantages were observed in the property area.
Opportunities	- The property is located near the Sidra project in the city of Riyadh, which is the first integrated neighborhood in Roshan, which will create a new urban nucleus in the property area. - Green Riyadh Project: The program plants more than 120 residential neighborhoods in the city of Riyadh and includes the construction of 3,331 new gardens, planting streets and the vicinity of mosques and schools, planting parking lots, and constructing sidewalks to provide shaded walking paths that encourage healthy transportation patterns among the city's residents and enhance accessibility among Districts.
Overall Risks	General risks related to the real estate market. - Risks of financial, economic and natural disasters. - Risks related to foreign exchange - Political and security risks - Risks related to the application of value-added tax. - Risks related to the implementation of the real estate transaction tax. - Risks related to white land fees. - Risks related to the impact of demand on residential and commercial real estate in the Kingdom of Saudi Arabia - Risks related to the prices of electricity, water and other services. - Competition-related risks. - Risks related to real estate development. - Risks related to the nature of the realization or liquidation of real estate assets. - Risks related to the reduction in the value of real estate assets. - Risks related to regulatory requirements and regulatory oversight. - Risks related to changes in applicable laws and regulations
Property Risks	The availability of alternatives in the area of the property being valuated may affect supply and demand



Part 4

Valuation

4.1 Valuation Approaches

4.2 Valuation Analysis

4.3 Opinion of Value

4.4 Validity of review and clarification

4.1 Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<i>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</i> <i>The market approach should be applied and afforded significant weight under the following circumstances:</i> <i>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</i> <i>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</i> <i>(c) there are frequent and/or recent observable transactions in substantially similar assets."</i>
Income Approach	<i>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</i> <i>The income approach should be applied and afforded significant weight under the following circumstances:</i> <i>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</i> <i>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</i>
Cost Approach	Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as "replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset".
Residual Method	<i>"The residual method is so called because it indicates the residual amount</i> <i>after deducting all known or anticipated costs required to complete the</i> <i>development from the anticipated value of the project when completed after</i> <i>consideration of the risks associated with completion of the project.</i> <i>This is known as the residual value."</i>

4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	• The purpose of the valuation • Property type • Basis of value • Source of information
Approaches and methods used in the report	
Market Approach	☐ Comparison Method
Income Approach	☐ Direct Capitalization method ☒ Cashflow method ☐ Profits method
Cost Approach	☐ Depreciated Replacement Cost (DRC)
Residual Method	☐ Residual Method

4.2 | Valuation Analysis

4.2.1 Income Approach- Discounted Cash Flow Method

Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as “Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset”.

Given the expected change in the income of the property under valuation and its failure to reach full maturity at current revenue levels, the cash flow method was chosen to value the property using the income method and the explicit forecast period was determined in accordance with these inputs.

4.2.1.1 Lease rates (residential apartments)

Research and survey operations were conducted to arrive at the income expected to be generated by the property based on comparables around the property being valued. The comparisons referred to in this section represent the best comparisons from our point of view, which give an indication of the values and returns of the property being valued. Relative and quantitative adjustments were made between the property. The subject of Valuation and the properties compared to them are as follows to reflect the difference in characteristics between these properties and their impact on the value:

Comparables List				
Property ID	Transaction Type	Year	No# of rooms	Yearly rent value
Property 1	Offer	2024	3	170,000 SAR
Property 2	Offer	2024	3	175,000 SAR
Property 3	Offer	2024	3	168,000 SAR



4.2 Valuation Analysis

4.2.1 Income Approach- Discounted Cash Flow Method

4.2.1.2 Relative adjustment – for 3 bedrooms apartments.

Criteria	Subject property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction data		23/5/2024		22/5/2024		23/5/2024	
Yearly lease rate	-	170,000.00 SAR		175,000.00 SAR		168,000.00 SAR	
Type of transaction		Offer	% 2.5-	Offer	% 2.5-	Offer	% 2.5-
Market conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Type of comparable		Apartment	% 0.0	Apartment	% 0.0	Apartment	% 0.0
Value/m2 after adjusting conditions		4250-		4375-		4200-	
Value/m2 after the adjustments		165,750.00 SAR		170,625.00 SAR		163,800.00 SAR	
Accesability	Easy	Easy	% 0.0	Easy	% 0.0	Easy	% 0.0
Location	Very good	Very good	% 0.0	Very good	% 0.0	Very good	% 0.0
Finishing	Excellent	Excellent	% 0.0	Very good	% 10.0	Excellent	% 0.0
The vitality of the property	Very vitality	Very vitality	% 0.0	Very vitality	% 0.0	Very vitality	% 0.0
No# of rooms	3	3	% 0.0	3	% 0.0	3	% 0.0
Property age	10 years	2 years	% 4.0-	1 year	% 4.5-	2 years	% 4.0-
Settlement Value / Adjustment Percentage	-	-6,630.00 SAR	% 4.0-	9,384.38 SAR	% 5.5	-6,552.00 SAR	% 4.0-
Value of m2 after adjustments	-	159,120.00 SAR		180,009.38 SAR		157,248.00 SAR	
Weighting	-	% 40		% 30		% 30	
Weighted mean value	-	164,830.00 SAR					

The weight was taken to estimate the apartment rental value, assigning the largest weight to the value of Comparator No. 1, which is considered the best for the easiest, clear comparison case and carries the most specifications for the property being valued.

Since the above comparisons are offers that have not been executed as of the date of valuation, an adjustment has been made at a discount of 2.5%.

4.2 | Valuation Analysis

4.2.1 Income Approach- Discounted Cash Flow Method

4.2.1.3 Lease rates (residential apartments)

Research and survey operations were conducted to arrive at the income expected to be generated by the property based on comparables around the property being valued. The comparables referred to in this section represent the best comparisons from our point of view, which give an indication of the values and returns of the property being valued. Relative and quantitative adjustments were made between the property. The subject of valuation and the properties compared to them are as follows to reflect the difference in characteristics between these properties and their impact on the value:

Comparables List				
Property ID	Transaction Type	Year	No# of rooms	Yearly rent value
Property 1	Offer	2024	2	162,000 SAR
Property 2	Offer	2024	2	165,000 SAR
Property 3	Offer	2024	2	162,000 SAR



Satellite image to show the comparables

4.2 Valuation Analysis

4.2.1 Income Approach- Discounted Cash Flow Method

4.2.1.4 Relative adjustment – for 2 bedrooms apartments.

Criteria	Subject property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction data		20/5/2024		23/5/2024		20/5/2024	
Yearly lease rate	-	162,000.00 SAR		165,000.00 SAR		162,000.00 SAR	
Type of transaction		Offer	% 2.5-	Offer	% 2.5-	Offer	% 2.5-
Market conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Type of comparable		Apartment	% 0.0	Apartment	% 0.0	Apartment	% 0.0
Value/m2 after adjusting conditions		4050-		4125-		4050-	
Value/m2 after the adjustments		157,950.00 SAR		160,875.00 SAR		157,950.00 SAR	
Accesability	Easy	Easy	% 0.0	Easy	% 0.0	Easy	% 0.0
Location	Very good	Very good	% 0.0	Very good	% 0.0	Very good	% 0.0
Finishing	Excellent	Excellent	% 0.0	Excellent	% 0.0	Excellent	% 0.0
The vitality of the property	Very vitality	Very vitality	% 0.0	Very vitality	% 0.0	Very vitality	% 0.0
No# of rooms	2	2	% 0.0	2	% 0.0	2	% 0.0
Property age	10 years	2 years	% 4.0-	2 years	% 4.0-	2 years	% 4.0-
Settlement Value / Adjustment Percentage	-	-6,318.00 SAR	% 4.0-	-6,435.00 SAR	% 4.0-	-6,318.00 SAR	% 4.0-
Value of m2 after adjustments	-	151,632.00 SAR		154,440.00 SAR		151,632.00 SAR	
Weighting	-	% 40		% 30		% 30	
Weighted mean value	-	152,470.00 SAR					

The weight was taken to estimate the apartment rental value, assigning the largest weight to the value of Comparator No. 1, which is considered the best for the easiest, clear comparison case and carries the most specifications for the property being valued.

Since the above comparisons are offers that have not been executed as of the date of valuation, an adjustment has been made at a discount of 2.5%.

4.2 Valuation Analysis

4.2.1 Income Approach- Discounted Cash Flow Method

4.2.1.5 Relative adjustment – for 1-bedroom apartments.

Criteria	Subject property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction data		20/5/2024		23/5/2024		20/5/2024	
Yearly lease rate	-	162,000.00 SAR		165,000.00 SAR		162,000.00 SAR	
Type of transaction		Offer	-2.5 %	Offer	-2.5 %	Offer	-2.5 %
Market conditions		Similar	0.0 %	Similar	0.0 %	Similar	0.0 %
Type of comparable		Apartment	0.0 %	Apartment	0.0 %	Apartment	0.0 %
Value/m2 after adjusting conditions		-4050		-4125		-4050	
Value/m2 after the adjustments		157,950.00 SAR /m2		160,875.00 SAR /m2		157,950.00 SAR /m2	
Accesability	Easy	Easy	0.0 %	Easy	0.0 %	Easy	0.0 %
Location	Very good	Very good	0.0 %	Very good	0.0 %	Very good	0.0 %
Finishing	Excellent	Excellent	0.0 %	Excellent	0.0 %	Excellent	0.0 %
The vitality of the property	Very vitality	Very vitality	0.0 %	Very vitality	0.0 %	Very vitality	0.0 %
No# of rooms	1	2	-10.0 %	2	-10.0 %	2	-10.0 %
Property age	10 years	2 years	-4.0 %	2 years	-4.0 %	2 years	-4.0 %
Settlement Value / Adjustment Percentage	-	-22,113.00 SAR	-14.0 %	-22,522.50 SAR	-14.0 %	-22,113.00 SAR	-14.0 %
Value of m2 after adjustments	-	135,837.00 SAR		138,352.50 SAR		135,837.00 SAR	
Weighting	-	40 %		30 %		30 %	
Weighted mean value	-	136,590.00 SAR					

The weight was taken to estimate the apartment rental value, assigning the largest weight to the value of Comparable no. 1, which is considered the best for the easiest, clear comparison case and carries the most specifications for the property being valuated.

Since the above comparables are offers that have not been executed as of the date of valuation, an adjustment has been made at a discount of 2.5%.

4.2.1.6 total Lease Value

Sample	No# of rooms	Yearly lease	No# of units	Total (SAR)
1	3 Bedrooms	164,830 SAR	222	36,592,260
2	2 Bedrooms	152,470 SAR	18	2,744,460
3	1 bedroom	136,590 SAR	10	1,365,900
			250	40,702,620

4.2.1.7 Rate of Return Calculation

Capitalization rate analysis							
Property name / REIT	Property	City	Sector	Property value	Net income	Rate of return	year
Bonyan REIT	Al-Maather compound	Riyadh	Residential	5,400,000 SAR	452,667	8.38%	2023

4.2 Valuation Analysis

4.2.1 Income Approach- Discounted Cash Flow Method

4.2.1.8 Assumptions

- The rate of return was set at -8.5% based on general average returns of similar funds and properties.
- Total income revenues were calculated for the total units of the property, and a vacancy rate of -15% for the property was assumed in anticipation of the exit or entry of any tenant throughout the flow period.
- A 25% maintenance and operation rate for the property was assumed throughout the flow period.
- An increase rate of 5% every 5 years was assumed in the income returns of the property throughout the flow period.

Project Assumptions

Project period	10 Years
Rate of return	8.5%
Discount rate	11%

Cash Flow Analysis

- An analysis of the expected cash flows has been conducted taking into account the inflation factor, occupancy levels (and the rate of absorption of units in the market).
- All costs related to construction, maintenance and operation - if any - have been deducted to arrive at the net cash flows. Net cash flows have been discounted at a discount rate of -9.5% to reflect the risks associated with the property.
- Appendix No. (5.4) shows details of cash flows

Discount rate by observed or inferred rates/yields

Rates	Value	Source
Risk-free rate	4.75%	Saudi Exchange
Inflation rate	2.26%	General Authority for Statistics
Market Risk	1.22%	knoema Platform Data
Property Risk	2.77%	Valuer's estimate of the market
Discount rate	11.00%	

Valuation Result

Income Approach Valuation Result

298,085,772 SAR

4.3 | Opinion of Value

Opinion of value	
Value	298,086,000
Currency	Saudi Riyal
Written	Only two hundred ninety-eight million eighty-six thousand SAR

4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached by following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



Part 5

Appendices

5.1 Documents

5.2 Cash flow analysis

5.3 Assumptions and Limiting Conditions

5.4 Valuation Standards

5.1 Documents

رقم الصك: 498507005691

التاريخ: 1442/06/04 هـ

وزارة العدل

عبدالرحمن سليمان بن عثمان ابالخير
الرياض

ترخيص رقم 40/1738

صك رهـن

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:
فإن قطعة الأرض رقم 4 من أصل الأرض رقم بدون الواقع في حي اشبيليا بمدينة الرياض . وحدودها وأطوالها :
شمالاً: شارع عرض 15م بطول 180 مائة و ثمانون متر
جنوباً: قطعة رقم 5 بطول 180 مائة و ثمانون متر
شرقاً: جـار بطول 94.7 أربعة و تسعون متر و سبعون سنتيمتر
غرباً: شارع عرض 40م بطول 94.7 أربعة و تسعون متر و سبعون سنتيمتر
ومساحتها 17046 سبعة عشر ألف و ستة و أربعون متر مربعاً المملوكة لشركة أول الملقا العقارية بموجب سجل تجاري رقم 1010893802 بموجب الصك الصادر من الموثقين بالرياض 3 برقم 493225000302 في 1442 / 01 / 26 قد تم رهـنها وما أقيم أو سيقام عليها من بناء لصالح / شركة الراجحي للتطوير المحدودة بموجب سجل تجاري رقم 1010158249 ضماناً للوفاء بـ 420000000 فقط أربع مائة و عشرون مليون ريال سعودي لا غير . سبب الرهن : أداء ضمان للوفاء بالمديونية تسدد كل 6 أشهر وفي حالة عدم السداد فللمرتهن بيع العقار بالقيمة التي تنتهي عندها الرغبات . واستيفاء مافي ذمة الراهن من مبلغ وما نقص يرجع فيه عليه بعد اكمال مايلزم شرعاً . وعليه جرى التصديق تحريراً في 04 / 06 / 1442 لاعتماده ، وصلى الله على نبينا محمد وآله وصحبه وسلم.

الموثق

الختم الرسمي

عبدالرحمن سليمان بن عثمان ابالخير

5.1 Documents

أمانة منطقة الرياض
وكيل الأمين للتعمير والمشاريع
م. محمد صالح الشيطان

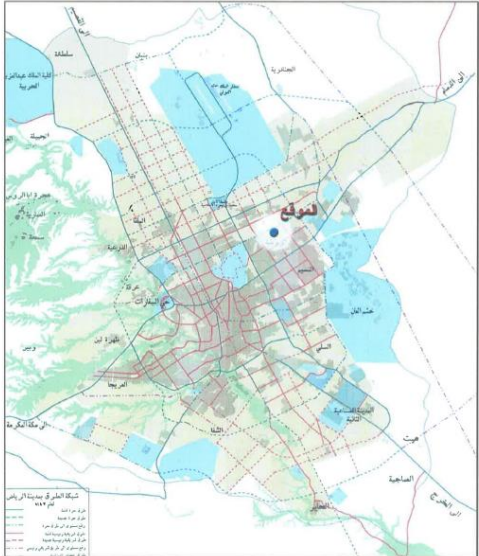
مدير عام التخطيط العمراني
م. مساعد إبراهيم المنيان

مدير إدارة رخص البناء
م. علي أحمد الدودي

عضو اللجنة
م. شالي محمد القطامي

سكرتير اللجنة
م. منى محمد الفهد

الختم

الموقع بالنسبة للشوارع الرئيسية المحيطة

الموقع بالنسبة لخدمة المدينة الرياض



المخطط الجزئي للموقع

رقم الترخيص

الملاحظات

موقع المشروع

اعتماد المخططات لقرار
دار المسورة
الاستشاري الهندسي
الاسم: المهندس
الرقم: ١٩٩٩

المكتب المعم

دار المشورة
للمشروعات الهندسية
الاسم: محمد فهد
الرقم: ١٩٩٩

مساحة الأرض: ١٧.٤٦٥ هـ

الاتجاهات	الحدود	المساحة
شمال	شارع عرض ١٥ م	١٧٧,٠٠
شرق	جدار	٩٤,٧٠
جنوب	القطعة رقم ٥	١٨٠,٠٠
غرب	شارع عرض ١٥ م	٩١,٧٠

المساحات

الحدود	المساحة
الحدود الشمالية	١٧٧,٠٠
الحدود الشرقية	٩٤,٧٠
الحدود الجنوبية	١٨٠,٠٠
الحدود الغربية	٩١,٧٠

الارتفاعات

الارتفاعات	الحدود	المساحة
شمال	شارع عرض ١٥ م	١٧٧,٠٠
شرق	جدار	٩٤,٧٠
جنوب	القطعة رقم ٥	١٨٠,٠٠
غرب	شارع عرض ١٥ م	٩١,٧٠

المساحات

المساحات	المساحة
المساحة الكلية	١٧٧,٠٠
المساحة المبنية	٩٤,٧٠
المساحة المتبقية	٨٢,٣٠

المساحات

المساحات	المساحة
المساحة الكلية	١٧٧,٠٠
المساحة المبنية	٩٤,٧٠
المساحة المتبقية	٨٢,٣٠

الارتفاعات

الارتفاعات	الحدود	المساحة
شمال	شارع عرض ١٥ م	١٧٧,٠٠
شرق	جدار	٩٤,٧٠
جنوب	القطعة رقم ٥	١٨٠,٠٠
غرب	شارع عرض ١٥ م	٩١,٧٠

المساحات

المساحات	المساحة
المساحة الكلية	١٧٧,٠٠
المساحة المبنية	٩٤,٧٠
المساحة المتبقية	٨٢,٣٠

5.1 Documents

رقم الرخصة : ١٤٣٣/١٤٧٠
تاريخ الرخصة : ١٤٣٩.٠٣.٠٥
تاريخ الإنتهاء : ١٤٤٠.٠٣.٠٥
نوع الرخصة : تجديد + تعديل مخططات البناء

رخصة
بناء كلية طب أسنان
بناء كلية طب أسنان

اسم المالك : شركة كلية الفارابي
رقم الإثبات : ١٠١٠٢٦٥٠١
رقم الحساب : ٨١٠١٠٤٠٢١٥١٢
رقم القطعة : ٤
الشمارع :
الحي : حي الشبيبة
مساحة الأرض : ٢٠١٧.٤١.٥

الجهة :
شمال : شارع عرض ١٥
شرق : جار
جنوب : قطعة رقم ٥
غرب : شارع عرض ٤٠

الحدود :
الأبعاد :
الإرتداد :

الجهة :
شمال : شارع عرض ١٥
شرق : جار
جنوب : قطعة رقم ٥
غرب : شارع عرض ٤٠

مكونات البناء :
عدد الوحدات :
المساحة :
الإستخدام :

دور أرضي : ١
قبو ثاني : ٠
قبو أول : ٠
دور أول : ١
غرفة كهرباء : ١
ملاحق علوية : ١
أسوار : ١

المكتب المصمم : دار المشورة للاستشارات الهندسية
رقم الترخيص : ١٠٩٩
رقم المشروع : ٩٢
رمز النظام :
مناسيب الشوارع المحيطة :
مسئولي :
سداد الرسوم مبلغ وقدره : ٢٢٨٧٩
ريال بموجب الإيصال رقم : ٣٣٠٠١٩٤٠١٠
وتاريخ : ١٤٣٣.٠١.٢٣ هـ

ملاحظات :
المكتب الهندسي : حديث الصارة لاستشارات الهندسة المعمارية
رقم ١٤٣٢/٢٩٥٣٥ وتاريخ ١٤٣٢.٠٦.٠٦ هـ الصادر من بلدية الروضة لقرعة ٢. منطقة التقسيم ١١١. ٣. الأرض مجزأة بموجب المحضر رقم ٣١٦ وتاريخ ١٤٠٨.٠٥.٢٨ هـ حسب ما ورد بكتاب بلدية الروضة لقرعة رقم ٥١٦١ وتاريخ ١٤٣٢.٠٧.١٨ هـ. ٤. بموجب توجيه سمو الأميرين بالمعاملة رقم ٧٢٩٣ وتاريخ ١٤٣٢.١١.١٩ هـ بما تصفه "لا مانع من الموافقة على المخططات المرفقة على أن يرتد السور على الشارع الرئيسي م" ٥. يجب التفتيش بتنفيذ المخططات المعتمدة من قبل لجنة المشروعات الكبرى بالقرار رقم ١٤٢ وتاريخ ١٤٣٢.١٢.٢٧ هـ. ٦. ارتداد الملاحق العلوية عن حد الدور الأول لا يقل عن ٢ م من جهة الشوارع. ٧. الدخول والخروج جهة الشارع الرئيسي. ٨. القبر مواقف سيارات ويبدأ المنحدر بعد ٣ م من حد الملكية ويكون عرض ٤ م لكل من المدخل والمخرج. ٩. تم تعديل الرخصة بموجب شهادة العمل والمخططات المعتمدة من مكتب دار المشورة للاستشارات الهندسية. ١٠. بموجب خطاب بلدية الروضة رقم ١١٢٢٠١٩٥٢١٨ تاريخ ٣٨.٠١.١٩ هـ والقرار رقم ١٤٣٨.٠٩.١٨ هـ والقرار رقم ١٤٣٨.٠٩.١٨ هـ والقرار رقم ١٤٣٨.٠٩.١٨ هـ. ١١. بموجب خطاب بلدية الروضة رقم ٣٨.٠١.١٩ هـ والقرار رقم ١٤٣٨.٠٩.١٨ هـ. ١٢. بموجب خطاب بلدية الروضة رقم ٣٨.٠١.١٩ هـ والقرار رقم ١٤٣٨.٠٩.١٨ هـ. ١٣. بموجب خطاب بلدية الروضة رقم ٣٨.٠١.١٩ هـ والقرار رقم ١٤٣٨.٠٩.١٨ هـ. ١٤. مساحة الملاحق العلوية على السطح ٢٣.٠١.١٩ هـ.

رئيس قسم الرخص
مدير قسم الرخص
الجهة الرسمية

5.1 Documents

Shari'a Certificate Ref#: AKC-794-AA--2--7-IV-1.

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

عقد ایجار

أنه في يوم الثلاثاء بتاريخ ٢٧/١/١٤٤٢ هـ الموافق ٢٠٢٠/٩/٢٠ م تم بحمد الله وتوفيقه تحرير هذا العقد في مدينة جدة بين كل من:

أبيّة السادة/ شركة أول الملقا العقارية، وهي شركة ذات مسؤولية محدودة، مفيدة بالسجل التجاري رقم: ١٠٠.٨٩٣٨.٢ وتاريخ ١٩/١٠/١٤٣٨ م مقره مدينة الرياض، وعنوانها: الرياض، طريق العروبة، ص.ب ٣٤١٥٣، الرمز البريدي ١١٣٣٣، البريد الإلكتروني: (agfhouth@alkhabeer.com)، بصفتها الحافظة لأصول صندوق "الخبر ريت" (صندوق استثمار عقاري متداول)، وتُمثّلها في التوقيع على هذه الانشائية السيد/ أحمد بن سعود غوث، بصفته مدير شركة. ويشار إليها فيما بعد (بالطرف الأول و/أو المؤجر).

تأليفي: المادة/ شركة كليات الفارابي للتعليم، وهي شركة ذات مسؤولية محدودة، مقيدة بالسجل التجاري رقم ٥٥٧٧٩١٠٠ وتاريخ ١٣/١١/١٤٤٠ هـ بمصدره مدينة الرياض، وعنوانها الرياض-حي أشبيلية طريق بحر العرب - رقم المبنى ٢٢١١، ص.ب. ٢٨٣٠، الرمز البريدي ١٣٢٢٧، هاتف رقم: ٥٦٧٦٧٦٧٧. البريد الإلكتروني: ceo@alfarabi.edu.sa) وممثلي في التوقيع على هذا العقد السيد / عثمان عبد العزيز عثمان الزومان بصفته رئيس مجلس الإدارة والرئيس التنفيذي للشركة، وشار إليها فيما بعد (بالطرف الثاني و/أو المستأجر).

أقر الطرفان المتعاقدان بكامل أهليتهما المعتبرة شرعاً ونظاماً على التعاقد والتصرف فيما بينهما حيث اتفقا على ما يلي:

التمرير:

لما كان الطرف الأول (المؤجر) قد عُيِّن حافظاً للعقار المسعى، "مبنى كليات القارابي بالرياض" والكانن بمدينة الرياض في استئجاره لصالح صندوق "الخبر ريت"، كونه من أحد العقارات المملوكة لصندوق "الخبر ريت" والمدار بمعرفة شركة الخبر المالية كمدير للصندوق، والذي سيشار إليه فيما بعد (بالعقار)، وحيث رغب الطرف الأول في تأجير العقار المذكور بالكامل، وبما أن الطرف الثاني شركة تعمل في مجال تشغيل وإداره الكليات الجامعية، وقد أبدت رغبته في استئجار العقار المذكور كاملاً، وحيث لاقت رغبة الطرف الثاني قبولاً لدى الطرف الأول، بناءً عليه فقد التقت إرادة الطرفين المتعاقدين بإيجاب وقبول صريح وصحيح فيما بينهما على تحرير هذا العقد وفقاً للشروط الآتية:

المادة الأولى: صيغة التمهيد:

يُعدّ التمهيد أعلاه جزءاً لا يتجزأ من هذا العقد ومتمم ومكمل له.

يُعدّ التمهيد أعلاه جزءاً لا يتجزأ من هذا العقد ومتنم ومكمل له.

5.1 Documents

Shari'a Certificate Ref#: AKC-79E-AA--Y--7-1V-1.

المادة الثانية: موضوع العقد:

أجر الطرف الأول بمقتضى المخرج للطرف الثاني المستأجر القابل لذلك العقار المسعى "مبنى كليات الفارابي" والكالن بمدينة الرياض، حي اشيعيليا، محل هذا العقد والموصوف في "المادة الثالثة"، وذلك بقية استغلاله والارتفاع به في النشاط التجاري الخاص بالطرف الثاني؛ وبما لا يتعارض مع مواد هذا العقد وشروطه، وبما يتوافق مع الأنظمة المسارية والأنشطة المصرح بها في المملكة العربية السعودية.

المادة الثالثة: العين المؤجرة:

يقر الطرف الأول المؤجر بأنه مالك للعقار المسعى بـ "مبنى كليات الفارابي بالرياض بصفتها الحافظ للعقار" "اصلاح صندوق" "الخبر رست" والمدار بمعرفة شركة الخير المالية بصفتها مديراً للصندوق وذلك طبقاً للأنظمة واللوائح ذات العلاقة الصادرة من هيئة السوق المالية.

٢٠٦ يقع العقار في مدينة الرياض، حي اشبيليا، على طريق البحر العربي، شمال طريق الملك عبد الله، والمقام على القطعة رقم ٤، بمساحة أرض إجمالية قدرها: (١٧,٠٤٦) م^٢ سبعة عشر ألفاً وستة وأربعون متر مربع، وذلك وفقاً للحدود والأحوال التالية:

- شمالاً: شارع عرض ١٥ م، بطول ١٨٠ م.
- جنوباً: قطعة رقم ٥، بطول ١٨٠ م.
- شرقاً: جاز، بطول ٩٤,٧ م.
- غرباً: شارع عرض ٤٠ م، بطول ٩٤,٧ م.

والمثبت ملكيته بموجب صك الملكية رقم ٢٠٤٩٢٢٥٠٠٠ والمصدر بتاريخ ١ / ٧ / ١٤٤٩ هـ، من
كتابة العدل الأولى بمدينة الرياض.

٢٠٢١ يقر الطرف الثاني بأنه قد عاين العين المؤجرة له بموجب هذا العقد المعاينة التامة النافذة للجهاة شرعاً ونظاماً والتي انتفت عنه جهاة أوصافها وحدودها ومراقبتها الداخلية والخارجية، وأنه دخل في التزامات هذا العقد على يقين وعلم تام وقبول بالعين المؤجرة، وأقر بأن العين جاهزة على حالها وصالحة للغرض محل التعاقد.

المادة الرابعة: الغرض من استلجار العين:

اتفق الطرفان المتعاقدان على أن الغرض من استئجار العين محل التعاقد هو لانتفاع الطرف الثاني من العقار، واستعماله واستغلاله في النشاط التجاري الخاص بالطرف الثاني وهو كليات أعلية تعليمية وبما لا يتعارض مع مواد هذا العقد وشروطه، وبما يتوافق مع الأنظمة السارية والأنشطة المصرح بها في المملكة العربية السعودية.

يتعهد الطرف الثاني بأن يستعمل العين في الغرض المحدد في المادة (١٠٤-أ)، ولا يجوز له أن يغير الغرض الذي من أجله تم استئجار العقار إلا بإذن خطي مسبق من الطرف الأول؛ وإلا جاز للطرف الأول اعتبار هذا العقد مفسوخاً من تلقاء نفسه ويدون الحاجة إلى تنبيه أو إخطار أو إجراء قضائي لإثبات ذلك، مع أحقية الطرف الأول بالعودة على الطرف الثاني بالمطالبة بالتعويض عما يترتب على هذا التصرف من أضرار.

5.1 Documents

Shari'a Certificate Ref#: AKC-٦٩٤-٨٨-٠٠٣-٠١٧-١٠

المادة الخامسة | مدة العقد:

- ١-٥ اتفق الطرفان المتعاقدان على أن مدة هذا العقد هي (٢٥) خمسة وعشرون سنة ميلادية ملزمة للطرف الثاني، و بحيث تبدأ مدة سريان هذا العقد إعتباراً من تاريخ ١٤٤٣/٧/٢٥ وتنتهي في: / / ، وبعد العقد منتهياً بانقضاء هذه المدة دون الحاجة إلى إشعار أو إخطار بذلك.
- ٢-٥ إذا رغب الطرف الثاني في تجديد هذا العقد لمدة إضافية، فيقدم إشعاراً خطياً للطرف الأول بنيه في التجديد قبل سنة -على الأقل- من تاريخ انتهاء المدة الأصلية؛ وعلى الطرف الأول الموافقة أو الرفض خلال ثلاثة أشهر من تاريخ استلام خطاب الطرف الثاني بطلب التجديد، وفي حالة عدم الرد فيعد ذلك بمثابة رفض لطلب التجديد.
- ٣-٥ للطرف الأول الحق في زيادة الأجرة عند انتهاء مدة العقد، وعليه في حال رغبته في زيادة الأجرة إشعار الطرف الثاني بمقدار الزيادة عند إيداء موافقته على التجديد خلال المدة المذكورة في الفقرة أعلاه. ويجب على الطرف الثاني إيداء الموافقة على قبول الزيادة أو الرفض خلال ثلاثة أشهر من تاريخ ذلك الإشعار.

المادة السادسة | الأجرة:

- ١-٦ اتفق الطرفان المتعاقدان على أن تكون القيمة الإيجارية السنوية للعقار محل التعاقد مبلغ وقدره ١٦,٠٠٠,٠٠٠ ريال سعودي (سنة عشر مليون ريال سعودي فقط لا غير) وبنسبة زيادة دورية قدرها ٥% من القيمة الإيجارية الأخيرة لكل خمس سنوات.
- ٢-٦ اتفق الطرفان المتعاقدان على أن القيمة الإيجارية السنوية تستحق مقدماً وتندفع بشكل نصف سنوي عن كل ستة أشهر ميلادية كاملة تبدأ بعد ستة أشهر من تاريخ بداية مدة هذا العقد وذلك إعتباراً من تاريخ: / / م ("تاريخ استحقاق الأجرة").
- ٣-٦ يكون مبلغ القيمة الإيجارية المشار إليه في الفقرة (١-٦) مبلغاً صافياً سائماً من أي خصم: فلا يخصم منه على سبيل المثال لا الحصر أي تكاليف، أو ضرائب أو ضريبة القيمة المضافة، أو أية فوائد تخص قيمة استهلاك الكهرباء أو المياه أو الهاتف الثابت أو الإنترنت أو الصرف الصحي وخلافه، أو أي رسوم حكومية أو غير حكومية، أو أتعاب، أو أي مستحقات لجهة حكومية أو لأي طرف كان.
- ٤-٦ يضاف إلى مبلغ كل قسم مبلغ ضريبة القيمة المضافة، وعلى الطرف الثاني دفعها مع مبلغ الإيجار، ويلتزم الطرف الأول بتوريدها للجهة الحكومية المختصة وفقاً للأنظمة واللوائح السارية.
- ٥-٦ تسدد إجمالي القيمة الإيجارية عن طريق إيداعها في الحساب المصرفي الذي يحدده الطرف الأول للطرف الثاني بموجب خطاب مصدقاً من الغرفة التجارية، وقد يقوم الطرف الأول من وقت لآخر بتغيير رقم الحساب وإشعار الطرف الثاني بذات الآلية وعلى الطرف الثاني الالتزام بذلك بدون أي معارضة.
- ٦-٦ يلتزم الطرف الثاني عند التوقيع على هذا العقد بتسليم الطرف الأول عدد تسعة وأربعون سنداً لأمر لصالح الطرف الأول موقعة من الطرف الثاني، وتعتبر هذه السندات لأمر ضماناً لسداد الدفعات الإيجارية أو أي مستحقات أخرى؛ بحيث يمثل كل سند لأمر قيمة كل دفعة نصف سنوية بالقيمة الإيجارية النصف سنوية للعقار المأجور والبالغ قدرها مبلغ وقدره: (٨,٠٠٠,٠٠٠ ريال سعودي) ثمانية ملايين ريال سعودي مضافاً إليها نسبة الزيادات

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Handwritten signatures and stamps are present at the bottom of the page, including a large signature and a circular stamp with Arabic text.

5.2 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

5.3 Valuation Standards

5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

5.3 Valuation Standards

5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

Composite Panels. Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

Terrorism. Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

Flood and Rising Water Table. Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved

5.4 | Cash flow analysis

Cash flow analysis	Total	1.0 Year	2.0 Year	3.0 Year	4.0 Year	5.0 Year	6.0 Year	7.0 Year	8.0 Year	9.0 Year	10.0 Year
Returns	417,201,855	40,702,620	40,702,620	40,702,620	40,702,620	40,702,620	42,737,751	42,737,751	42,737,751	42,737,751	42,737,751
Vacancy - 15.0%	(62,580,278.25)	(6,105,393.00)	(6,105,393.00)	(6,105,393.00)	(6,105,393.00)	(6,105,393.00)	(6,410,662.65)	(6,410,662.65)	(6,410,662.65)	(6,410,662.65)	(6,410,662.65)
Operatio & maintenance - 25.0%	(88,655,394.19)	(8,649,306.75)	(8,649,306.75)	(8,649,306.75)	(8,649,306.75)	(8,649,306.75)	(9,081,772.09)	(9,081,772.09)	(9,081,772.09)	(9,081,772.09)	(9,081,772.09)
Net income	265,966,183	25,947,920	25,947,920	25,947,920	25,947,920	25,947,920	27,245,316	27,245,316	27,245,316	27,245,316	27,245,316
Terminal value	-	0	0	0	0	0	0	0	0	0	320,533,133
Net cash flow	265,966,182.56	25,947,920.25	25,947,920.25	25,947,920.25	25,947,920.25	25,947,920.25	27,245,316.26	27,245,316.26	27,245,316.26	27,245,316.26	347,778,448.76
Discount rate	-	1.00	0.90	0.81	0.73	0.66	0.59	0.53	0.48	0.43	0.39
Net current cash flow	298,085,772	25,947,920	23,376,505	21,059,914	18,972,896	17,092,699	16,168,769	14,566,459	13,122,936	11,822,465	135,955,211

KPI's	Total
Property value	298,085,772
Property value	298,086,000 SAR

*rounded up to the nearest 1000

Thank you

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We support you