CENTURY 21
Saudi Arabia

Real Estate Valuation Report

For

Al Khabeer Capital

العالــــم فــي خدمتــك

THE WORLD AT YOUR SERVICE

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Palazzo Center – Riyadh, Sulaymaniyah District

QR Code: 1283388 | Report Date: 31/12/2024 | Report Number: R240447

CENTURY 21
Saudi Arabia

شركة القرن الواحد والعشرين وشريكه

للتقييم العقاري

تقييم
TAQEEM
الهيئة السعودية للمقيّمين المعتمدين
Saudi Authority of Accredited Valuers

مرخصة من الهيئة السعودية للمقيّمين المعتمدين

رقم الترخيص: 323 / 18 /752

تاريخ الترخيص: 01/03/1437هـ

رقم السجل التجاري: 1010608364

CENTURY 21
Saudi Arabia

More than 147,785 Consultants and real estate experts

In 85 countries

More than 14,250 offices around the world

Century 21 Saudi Arabia

The World at Your Service

Introduction

Al Khabeer Capital
Dear Sir,

In accordance with your instructions, we now take pleasure in enclosing our report and Property Valuation of the commercial property (Palazzo Center) located in Sulaymaniyah District, Riyadh.

Our valuation is based on the information provided by the client and we assume no onerous conditions or restrictions exists. We have assumed that the documents provided are correct and have placed reliance on them in arriving at our opinion of the fair value of the subject property.

The property being valued comprises a Commercial Complex with a total land area of 6, 050 sqm and built-up area of 5,648.24 sqm according to documents provided by client.

We estimate the fair value of the property in its current state as at the date of the valuation, 31st December 2024 and taking into account the location and current state of the building, at an amount of only **SR 69,752,100 (Sixty-Nine Million Seven Hundred and Fifty-Two Thousand One Hundred Saudi riyals)**

General Manager

Al Waleed bin Hamad Al Zouman

121000038

CENTURY 21
شركة القرن الواحد والعشرين وشريكة
سجل تجاري 1010608364

R240447 رقم التقرير
2024/12/31 تاريخ التقرير

رقم الترخيص 1210000038
تاريخ الاصدار 01/03/1437 | تاريخ الإنتهاء 16/03/1447

شركة القرن الواحد والعشرين وشريكه للتقييم العقاري
الوليد حمد ناصر بن زومان

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Executive Summary

Scope of Work - Components	Explanation
Client	Alkhabeer Capital
Report User	Alkhabeer Capital only
Other Users	Alkhabeer Capital - Fund Manager and Investors - Reviewers of the Report - Capital Market Authority
Subject Property	Palazzo Center
Property Location	Riyadh - Sulaymaniyah district
Valuation Purpose	Accounting purposes
Valuation Method	Estimating fair value
Value-in-use assumption	Current use
Plot Number	From Plot 333 to Plot 342
Plan Number	690
Block Number	35
Title Deed Number	214002002200
Deed Date	14/09/1440 AH
Ownership Type	Mortgage
Owner	Al Rajhi Banking and Investment Company
City	Riyadh
Property Type	Commercial
Inspection Date	9/11/2024
Valuation Date	31/12/2024
Report Date	31/12/2024
Property Value	SR 69,752,100 (Sixty-Nine Million, Seven Hundred and Fifty-Two Thousand, One Hundred Saudi riyals)

Scope of Work

Scope of Work

The Scope of work clauses meet the general requirements of Scope of Work Standard No. 101 of the International Valuation Standards as stated in the version of the International Valuation Standards 2022 issued by the Saudi Authority for Accredited Evaluators.

Scope of work Components	Explanation		
Valuer's	Al-Waleed bin Hamad Al-Zoman	Hamza Al-Din Riad	Ada Hussain Jamoos
	Valuation/Real Estate Branch	Valuation/Real Estate Branch	Valuation/Real Estate Branch
	Membership number: 1210000038	Membership number: 1220001578	Membership number: 1220003006
Commercial registration number	1010608364		
Record date	08/13/1448 AH		
Client	Alkhabeer Capital		
Report user	Alkhabeer Capital only		
Other users	Alkhabeer Capital - Fund Manager and Investors - Reviewers of the Report - Capital Market Authority		
Subject property	The estimated property is a commercial complex with a total land area 6,050 square meters, according to the instrument, and the total area of the buildings 5,648.24 square meters, according to the building permit.		
Valuation currency	The valuation and all calculations were made in Saudi Riyals		
Purpose of valuation	Accounting purposes		
Value Method	Fair value: It is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants on the measurement date, (Source: International Valuation Standards 2022)		
Research scope	Field survey of the real estate location under valuation and similar properties. In depth research to collect data and analyze it to produce results that serve the desired purpose for this report		
Nature and source of information	In preparing this report, we relied on the information provided to us by the client. We assume that the information is correct. Reliance was placed on this information in order to arrive at the value. We also relied on the information and data from Century 21 and from the previous valuation work, ongoing field survey and the company's research department.		

Scope of Work

Scope of work	Description
Report Type	The report contains an integrated explanation of all valuation works including steps and data, information, and accounts, and otherwise.
Intended User	This report is prepared for the exclusive use of the client only. The report is prepared for the purpose of the client and it may not be used except for the mentioned purpose and should not be distributed or published or part thereof only after getting an approval from Century21.
Standards Followed	International Valuation standards (IVS - 2022) were followed
Important Assumptions	There are no restrictions on inspection, inquiry, and analysis in the valuation
Conflict of interest	We acknowledge that we (Century21 Saudi) do not have any interest in the real estate, and there is no conflict of interest with the parties and the participating real estate, whether at the present time or possible in the future.
Limitations	We acknowledge that there is no conflict of interest with the parties to the valuation process and the property subject to valuation. The valuation process was carried out completely independently and without any prejudice. Our company does not bear any responsibility for any information received from the client, which is supposed to be safe and reliable. Our company does not acknowledge the accuracy or completeness of the available data, does not express its opinion, and does not offer any kind of guarantee for the accuracy or completeness of the data except as indicated. It is clearly stated in this report.

Scope of Work

Scope of work items	Description
Important assumptions	• The documents sent by the client were used in the valuation process and the documents were assumed to be authentic. • The valuation was carried out assuming that the property is free of any encroachments or interference. • Our report is prepared assuming that there are no hazardous materials or contamination at the site that would significantly affect the value. We suggest hiring qualified professionals to conduct investigations to confirm the matter.
Special assumptions	• The property is income-generating commercial complex and therefore income method was used. • A market research was conducted and reviewed in the area to calculate the annual income of the property.
Valuation method	• Depending on the purpose of the valuation and the type of property, the income method was relied upon - the cash flow method, assuming a time of 10 years according to the market.

Scope of Work

01 Scope of work

Meeting the client and determine the scope of work which involves the purpose of valuation and the basis of value, the parties concerned, valuation date, any special or important assumptions, includes clarity of mandate and its expected outputs.

02 Site Inspection & Analysis

Property inspection and identify its characteristics & specifications, matching documents, and analysis of the property and the surrounding real estate site uses specifying the geographical scope of the research projects and activities appropriate thereof.

03 Data collection and Analysis

Collecting field and market data and analyze market trends and current market indicators that will be relied upon when applying valuation methods.

04 Application of Valuation Methods

Based on the scope of work and analysis of the market the appropriate valuation method is determined. The assumptions and inputs are used to determine the market value.

05 Estimated Value

The valuation methods used to reach at the final market value of the property are reconciled to arrive at our final estimate of value

06 Report Preparation

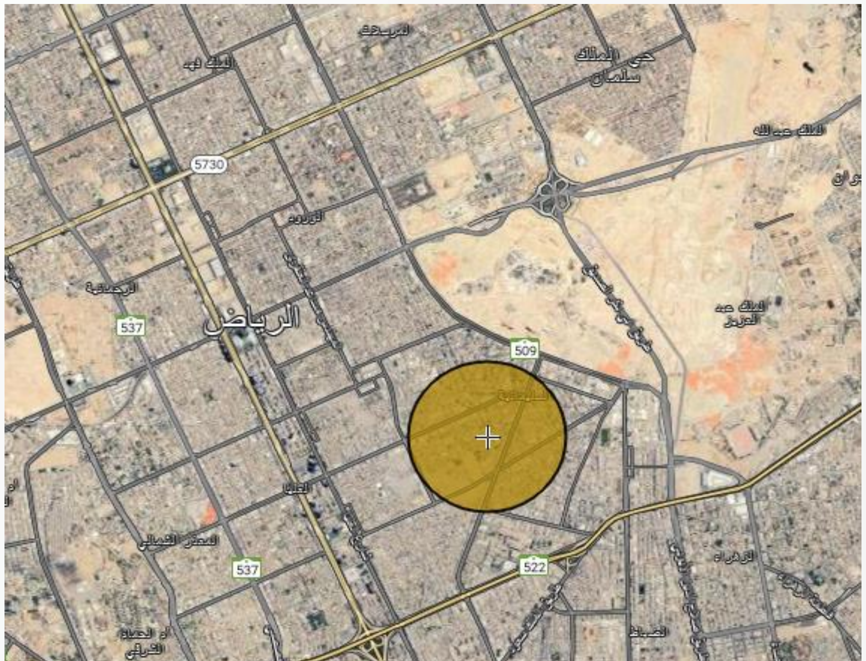
Prepare the valuation report in accordance with the scope of work to include data & results and outputs that have been reached through the previous stages of work.

Valuation

Subject Site

Property Location: The property is located in Riyadh – Sulaymaniyah district

Property Located at Regional level



Geographic Coordinates	
N 24.757968	E 46.651225
Link	

Property located at Neighborhood level

Legal Description:

The estimated property comprises of a commercial complex with a total land area of 6,050 sqm and built-up area of 5,648.24 sqm , detailed as follows.

Borders and lengths		
Direction	**Lengths**	**Border**
North	50 m	Street width 20 m
South	50 m	Street width 15 m
East	121 m	Street width 30 m
West	121 m	Walkway width 10 m
Area - sqm	6,050	

Legal Description:

Construction Components as per license:

Building Details below:

Building components		
Building components	Area (sqm)	Use
Mezzanine	2,603.70	Commercial
Commercial ground floor	2,916.20	Commercial
Electrical Room	128.34	Services
Walls	171	Services
BUA (sqm)	5,819.24	
Construction age	5 years	
License number	2925	
License history	02/17/1437 AH	
Expiry date	02/17/1440 AH	
Type of license	Commercial Building	

Site Inspection & Analysis

Services Available :

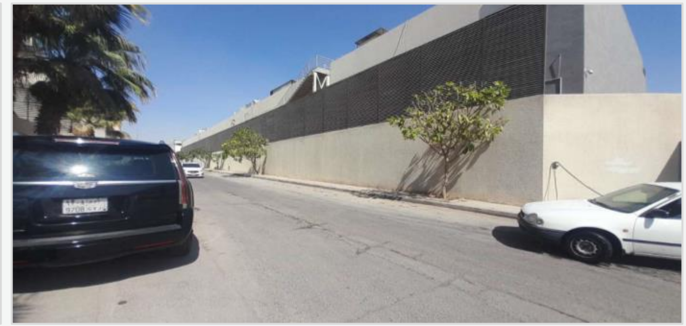
Services And Facilities Available in the Property			
Electricity	Water	Sewage network	Phone network
✓	✓	✓	✓
Mosque	Public markets	Water drainage network	Parks
✓	✓	✓	✓
Commercial Center	Health Services	Government Services	Hotel
✓	✓	✓	✓
Banks	Restaurants	Fuel Station	Civil Defense
✓	✓	✓	✓

Site Inspection & Analysis

Inspection:

Upon inspection of the property, we found that it matches the data received from the client as a commercial complex (i.e. Palazzo Center)

Picture: Interior and Exterior



Property Valuation

Valuation Methods

01

Comparable Method

The market method is an indicator of value by comparing the asset with identical or comparable (similar) assets for which price information is available, and the market method contains the following methods:

- **Comparable asking prices**
- **Comparable sales prices**

02

Income Method

The income approach provides an indication of value by converting future cash flows into a single present value. According to this method, the value of the asset is determined by referring to the value of the revenues and cash flows that the asset generates or the costs that it provides. The income method contains the following methods:
Cash flow method (DCF)

03

Cost Method

The cost approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than it would cost to acquire an asset of similar utility by either purchasing or building unless time, inconvenience, risk or other factors are involved. The method provides an indication of value by calculating the current cost of replacing or reproducing the asset, then deducting physical wear and tear and all other forms of obsolescence. The cost method contains the following methods:

- **Replacement cost approach**
- **Reproduction cost method**
- **Combination method (Land + Building)**

Source: International Valuation Standards 2022

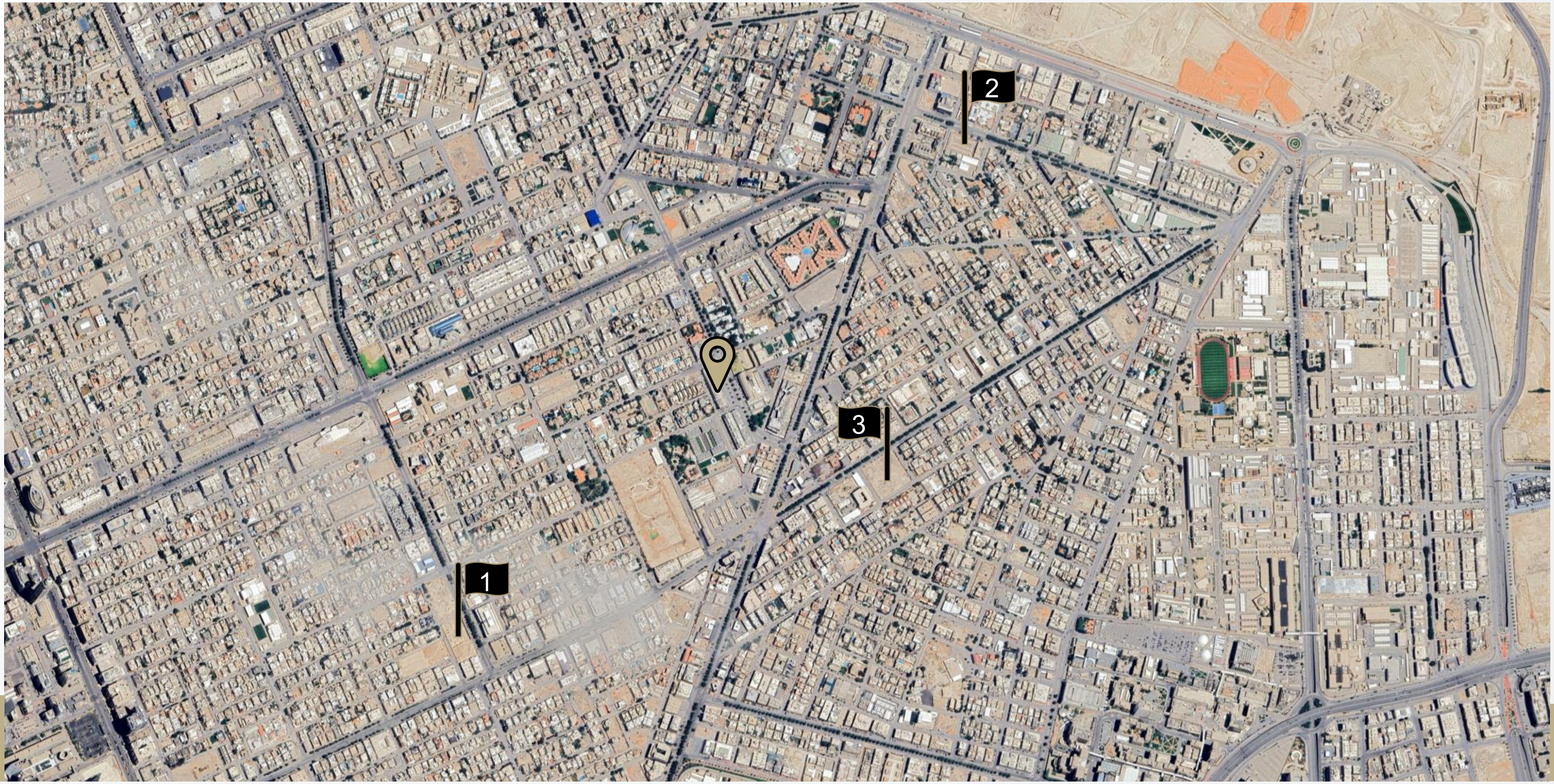
Valuation Methods

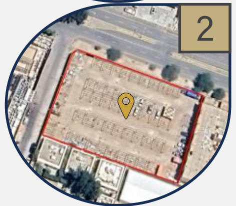
Valuation methods used			
Valuation methods	Market Approach	Income Approach	Cost Approach
Description	It was used to reach the value of the land mainly	According to the nature of the property, the income method is the most appropriate to estimate the value of the property	Supporting method
Valuation method used	Comparisons	Discounted cash flow method	Construction costs
Reasons for use	It was used to reach the value of the land	According to the nature of the property and its uses	An essential way to know the construction costs of real estate

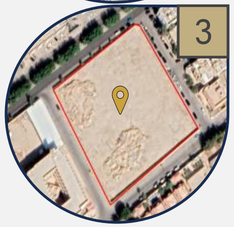
Data Collection & Analysis

Comparable:

Land







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Market Value: Land

Comparison Method:

This method aims to collect data and information on actual sales or current offers of real estate similar to the asset under valuation, and make the necessary adjustments to these comparisons in terms of area, location, surrounding streets, building system and others. Refer to the table bellows:

Comparison real estate adjustments							
No.	Subject Property	Comparison 1		Comparison 2		Comparison 3	
Comparison type		Sale		Sale		Sale	
Valuation date/Comparison date		June, 2023		December, 2023		November, 2023	
Comparison price/sqm		5,003 SAR		4,972 SAR		7,012 SAR	
Market conditions		12%		7%		7%	
Financing terms		0%		0%		0%	
Total adjustments		12%		7%		7%	
Adjustment value (Price/sqm)		600 SAR		348 SAR		491 SAR	
Adjusted Price (Price/sqm)		5,603 SAR		5,320 SAR		7,503 SAR	
Area (sqm)	6,050.00	6,612	0%	5,000	-1%	9,982	3%
Site	Sulaymaniyah - King Mohammed VI Street	Sulaymaniyah - Abdullah Al Hamdan Street	5%	Sulaymaniyah - Prince Turki bin Abdullah Street	5%	Sulaymaniyah - Prince Sultan bin Abdulaziz Street	5%
Use	residential commercial	residential commercial	0%	residential commercial	0%	residential commercial	0%
Number of streets	4	3	5%	3	5%	4	0%
Easy access	High	High	0%	High	0%	High	0%
Total adjustments ratios		10%		9%		8%	
Ratio Adjusted Market Value (Price/sqm)		6,190 SAR		5,796 SAR		8,122 SAR	
Relative weight		10%		10%		80%	
Final Ratio Adjusted Market Value (Price/sqm)		619 SAR		580 SAR		6,497 SAR	
Market value (SR/sqm)	7,696						
Market value per meter after rounding (SR/sqm)	7,700						
Market value of the land (SR)	46,585,000						
The market value of the land after rounding (SR)	**46,585,000**						

Cost Approach: Buildings

Depreciated Cost Approach:

1: Estimating the land value		
Land area	6,050.00	sqm
Price/sqm	7,700.00	SAR/sqm
Land cost	46,5858,000	SAR

2:Analysis of BUA	sqm
Ground floor	2,916.20
Mezzanine	2,603.70
Electrical Room	128.34
Walls	171.00
Total Area	5,819.24

3: Cost of the building			
The cost of implementing the building			
Costs		Cost value	
The cost of building construction/sqm	2,000 SAR	The cost of implementing the building	11,638,480 SAR
Building implementation costs		11,638,480 SAR	
Other costs			
Costs		Cost value	
Professional consulting	4%	Professional consulting	465,539 SAR
Management cost	4%	Management cost	465,539 SAR
Service delivery rate	4%	Service delivery cost	465,539 SAR
Financing rate	7.00%	Financing cost annually	407,347 SAR
Duration of implementation	1 year		
Developer's profit	20%	Developer profits	2,327,696 SAR
Total other costs		4,131,660 SAR	
Total building costs		15,770,140 SAR	

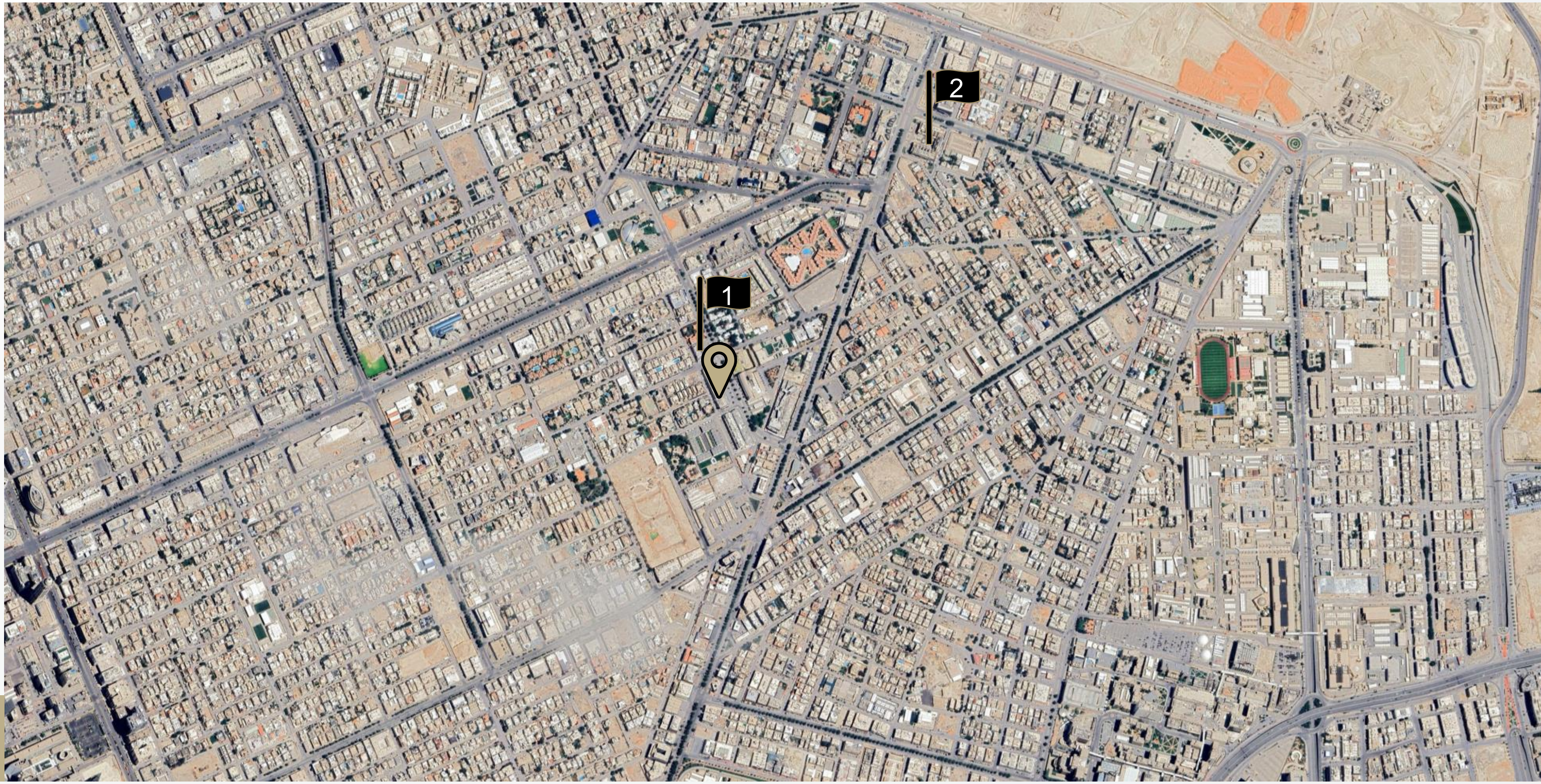
4: Depreciation cost			
Current age	8 years	Based on the client info	
Economic age	40 years	Depreciation ratio	20%
Depreciation ratio	20%	Depreciation value	3,154,028 SAR
Depreciation value	3,154,028 SAR		

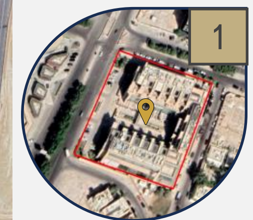
5: Value of the building	
Current building value	12,616,112.32
Land value	46,585,000.00
Total value of the property	59,201,112.32
The Total value of the property after rounding	12,616,112.32

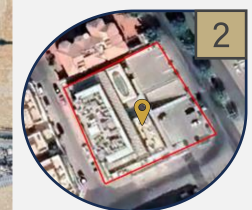
Data Collection & Analysis

Comparable:

Showroom







Calculation of Average rent: Showrooms

Showrooms					
No.	Site	Area (sqm)	Price/sqm	Coordinates	Location link
1	Sulaymaniyah - Mohammed VI Street	90	1,200 SAR	24.701200, 46.701706	Press here
2	Sulaymaniyah - Roof Top	1,034	1,109 SAR	24.706502, 46.707478	Press here
Value/sqm					1,155 SAR
Market conditions adjustment rate				-2%	-23 SAR
Site adjustment rate				10%	115 SAR
Average rental rate/sqm after adjustments					1,247 SAR
Average rent rate/sqm after rounding					1,250 SAR

Income Summary

Income Summary:

This method relies on the income generated by the property as a basis for valuation. Refer to the below table

Estimated Income			
Type	Rentable space	Price per rental meter	Total rental value
Showroom	5,519.90 sqm	1,250 SAR	6,899,875 SAR
Total income		6,899,875 SAR	

Cash Flow Method:

This method relies on income generated by the property as a basis for valuation

Assumptions	
Operating expenses	10%
Vacancies	15%
Cash flow period	0%
Discount rate	10.0%
Growth rate (every 3 years)	5%
Capitalization rate	7.66%

Discount rate	
Return on government bonds	4.75%
Inflation rate	1.80%
Market risk	2.00%
Real estate risks	1.82%
Discount rate	10.37%

No.	Type	Rate of Return
Al Rajhi REIT	commercial	7.00%
Derayah Rhett	commercial	8.00%
REIT ownership	commercial	7.97%
Capitalization rate		7.66%

Years										
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Year	0	1	2	3	4	5	6	7	8	9
Growth rate	0%	0%	0%	5%	0%	0%	5%	0%	0%	5%
Operating income										
Total rent	6,899,875	6,899,875	6,899,875	7,244,869	7,244,869	7,244,869	7,607,112	7,607,112	7,607,112	7,987,468
Vacancy rate	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
Value of vacancies	1,034,981	1,034,981	1,034,981	1,086,730	1,086,730	1,086,730	1,141,067	1,141,067	1,141,067	1,198,120
Total actual Income	5,864,894	5,864,894	5,864,894	6,158,138	6,158,138	6,158,138	6,466,045	6,466,045	6,466,045	6,789,348
Operating Expenses	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Net operating income (NOI)	5,278,404	5,278,404	5,278,404	5,542,325	5,542,325	5,542,325	5,819,441	5,819,441	5,819,441	6,110,413

Value of the property											
Net cash flows	5,278,404	5,278,404	5,278,404	5,542,325	5,542,325	5,542,325	5,819,441	5,819,441	5,819,441	6,110,413	79,770,403
Discount factor	1	0.906	0.821	0.744	0.674	0.611	0.553	0.501	0.454	0.411	0.411
Present value of cash flows	5278404.4	4,782,463	4,333,119	4,122,293	3,734,976	3,384,050	3,219,400	2,916,916	2,642,852	2,514,266	32,823,312
Net present value of the property (SAR)											69,752,051
Property value after rounding (SAR)											**69,752,100**

Final Value

Based on applying the income method, the fair value of the property in its current condition is:

SAR 69,752,100

Final value in words

Sixty-Nine Million, Seven Hundred and Fifty-Two Thousand, One Hundred Saudi riyals

Property inspector	Valuer and reviewer	Approval of the Valuation
Real estate appraiser	Project Valuation Manager	Chief Executive Officer
Ada Hussain Jamoos	**Hamza Al-Din Riyad**	**Al-Waleed bin Hamad Al-Zoman**
Membership No:**1220003006**	Membership No:**1220001578**	Membership No:**1210000038**
Valuation/Real Estate Branch	**Valuation/Real Estate Branch**	**Valuation/Real Estate Branch**
Membership category/Associate Member	**Membership category/**Fellow member	**Membership category/**Fellow member

CENTURY 21.
شركة القرن الواحد والعشرين وشريكة
سجل تجاري 1010608364

Attachments

Attachments

بسم الله الرحمن الرحيم

المملكة العربية السعودية
وزارة العدل
[٢٧٧]
كتابة العدل بوسط الرياض

الرقم : ٢١٤٤٠٠٢٠٠٢٢٠٠
التاريخ : ١٤ / ٩ / ١٤٤٠ هـ

وزارة العدل

صك رهن وتملك عقار

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد :

فإن قطعة الارض ٣٣٣ و قطعة الارض ٣٣٤ و قطعة الارض ٣٣٥ و قطعة الارض ٣٣٦ و قطعة الارض ٣٣٧ و قطعة الارض ٣٣٨ و قطعة الارض ٣٣٩ و قطعة الارض ٣٤٠ و قطعة الارض ٣٤١ و قطعة الارض ٣٤٢ من البلك رقم ٣٥ من المخطط رقم ٦٩٠ الواقع في حي السليمانية بمدينة الرياض . وحدودها وأطوالها كالتالي:

شمالاً: شارع عرض ٢٠م	بطول: (٥٠) خمسون متر
جنوباً: شارع عرض ١٥م	بطول: (٥٠) خمسون متر
شرقاً: شارع عرض ٣٠م	بطول: (١٢١) مائة و واحد و عشرون متر
غرباً: ممر مشاه عرض ١٠م	بطول: (١٢١) مائة و واحد و عشرون متر

ومساحتها : (٦٠٥٠) ستةآلاف و خمسون متر مربعاً فقط

المملوكة لـ/ شركة أول الملقا العقارية بموجب سجل تجاري رقم ١٠١٠٨٩٣٨٠٢ وتنتهي في ١٩ / ١٠/ ١٤٤٤ هـ بالصك الصادر من كتابة العدل الاولى بالرياض برقم ٧١٠١١٦٠٤٥١٢٤ في ٢٧ / ٤/ ١٤٤٠ هـ .قد تم رهنها وما أقيم أو سيقام عليها من بناء لصالح / شركةالراجحي المصرفية للاستثمار بموجب سجل تجاري رقم ١٠١٠٠٠٠٠٩٦ في ٢٥ / ١٠/ ١٣٧٦ هـ ضمانا لوفائه بـ/ بما عليه من مستحقات مالية لصالح مصرف الراجحى بموجب سجل تجارى رقم ١٠١٠٠٠٠٠٩٦ بمبلغ وقدره (٣٨١٨١٨١٨.١٩) ريال ثمانية و ثلاثون مليونا و مائة و واحد و ثمانون ألفا و ثمانمائة و ثمانية عشر ريال و تسعة عشر هللة المجاز من الهيئة الشرعية برقم ١٨٠٧٢ في ٣ / ٧ / ١٤٣٩هـ ، على أن يتم سداد المديونية على أقساط كل ستة أشهر من تاريخ صرف التمويل وقيمة كل قسط (١٠٠٠٠٠٠) ريال مليون ريال ، تدفع اعتباراً من تاريخ ٣١/ ٠٣/ ٢٠١٩ م وفي حالة عدم السداد فللمرتهن بيع العقار بالقيمة التي تنتهي عندها الرغبات واستيفاء ما في ذمة الراهن من مبلغ وما نقص يرجع فيه عليه بعد اكمال مايلزم شرعاً وعليه جرى التصديق تحريراً في ١٤ / ٩/ ١٤٤٠ هـ وصلى الله على نبينا محمد وآله وصحبه وسلم.

رئيس كتابة العدل المساعد
صالح بن ضيف الله بن احمد العمري

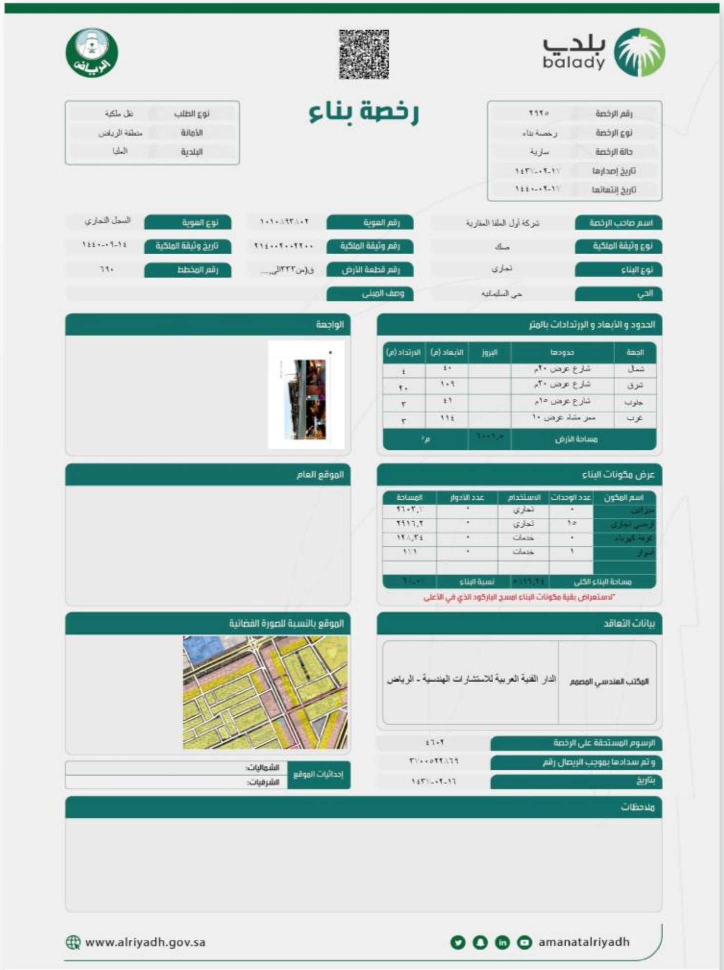
وزارة العدل
كتابة العدل بوسط الرياض
كاتب العدل

مصلحة مطابع الحكومة – ٢٩٢١١٥ (هذا النموذج مخصص للاستخدام بالحاسب الآلي ويمنع تغليفه) نموذج ١ – ٢١

Deed

CENTURY 21
Saudi Arabia

Attachments



بلدي
balady

رخصة بناء

رقم الرخصة	٢٩٢٥
نوع الرخصة	رخصة بناء
حالة الرخصة	سارية
تاريخ إصدارها	١٤٣٦-٠٢-١٧
تاريخ إنتهائها	١٤٤٠-٠٩-١٧

نوع الطلب	نقل ملكية
الأمانة	منطقة الرياض
البلدية	العليا

اسم صاحب الرخصة	شركة أول العليا العقارية	رقم الهوية	١٠١٠٠٨٩٣٨٠٢	نوع الهوية	السجل التجاري
نوع وثيقة الملكية	صك	رقم وثيقة الملكية	٢١٤٠٠٢٠٠٢٢٠٠	تاريخ وثيقة الملكية	١٤٤٠-٠٩-١٤
نوع البناء	تجاري	رقم قطعة الأرض	ق(من٣٢٣الى....	رقم المخطط	٦٩٠
الحي	حي السليمانيه	وصف المبنى			

الواجهة

الحدود و الأبعاد و الإرتدادات بالمتر

الجهة	حدودها	البروز	الأبعاد (م)	الإرتداد (م)
شمال	شارع عرض ٢٠م		٤٠	٤
شرق	شارع عرض ٣٠م		١٠٩	٢٠
جنوب	شارع عرض ١٥م		٤١	٣
غرب	ممر مشاة عرض ١٠		١١٤	٣
مساحة الأرض		[illegible]	م٢	

الموقع العام

عرض مكونات البناء

اسم المكون	عدد الوحدات	الاستخدام	عدد الأدوار	المساحة
[illegible]	٠	تجاري	٠	٢٦٠٣,٧
أرضي تجاري	١٥	تجاري	٠	٢٩١٦,٢
غرفة كهرباء	٠	خدمات	٠	١٢٨,٣٤
أسوار	١	خدمات	٠	١٧١
مساحة البناء الكلي	[illegible]	نسبة البناء	[illegible]	

"لاستعراض بقية مكونات البناء امسح الباركود الذي في الأعلى

الموقع بالنسبة للصورة الفضائية

بيانات التعاقد

المكتب الهندسي المصمم	الدار الفنية العربية للاستشارات الهندسية - الرياض

إحداثيات الموقع	الشماليات:
	الشرقيات:

الرسوم المستحقة على الرخصة	٤٦٠٢
و تم سدادها بموجب الإيصال رقم	٣٧٠٠٠٥٢٢٨٦٩
بتاريخ	١٤٣٦-٠٢-١٦

ملاحظات

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Building Permit

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Attachments

شركة أول الملقا العقارية
AWAL ALMALGA REAL ESTATE COMPANY

الإيرادات المحققة خلال فترة

الدولة	المملكة العربية السعودية			الفرع	بانيت للتشغيل والصيانة
العقار	مركز بلازو			المستأجر	الكل
حالة العقد	الكل			رقم العقد	الكل
التاريخ	01/01/2024	31/12/2024		استثناء الأقساط الغير مفوترة	نعم

بانيت للتشغيل والصيانة

مركز بلازو

رقم العقد	رقم الوحدة	المستأجر		التاريخ	إيراد مؤجل	القسط	إيراد محقق	إيراد مرتجع	الرصيد
158	7	شركة الحياة المتناغمة المحدودة	01/01/2024	03/01/2024	2,843.56	0.00	2,843.56	0.00	0.00
180	4	شركة الوافر الاولى لتقديم الوجبات شركة شخص واحد	01/01/2024	31/12/2024	124,726.78	415,000.00	415,454.80	0.00	124,271.98
191	12	البرجر الضعيف لخدمات الاعاشة	01/01/2024	31/12/2024	124,726.78	415,000.00	415,454.80	0.00	124,271.98
192	13	مؤسسة الغذاء المتقن لتقديم الوجبات	01/01/2024	31/12/2024	25,200.00	403,201.00	403,201.00	0.00	25,200.00
213	5	مؤسسة مهند متعب هامان المطيري لتقديم الوجبات	01/01/2024	31/12/2024	36,532.49	433,675.00	433,675.00	0.00	36,532.49
214	10and11	شركة سري للغاية لتقديم المشروبات شخص واحد	01/01/2024	31/12/2024	188,418.73	757,815.00	758,861.64	0.00	187,372.09
217	14,15	شركة قصر النيل للتجارة والتسويق	01/01/2024	31/12/2024	57,441.87	750,079.00	744,334.95	0.00	63,185.92
268	2,3	شركة سراج المحدودة	01/03/2024	31/12/2024	0.00	815,760.00	682,066.00	0.00	133,694.00
310	7	شركة بساتين الزيتون لخدمات الاعاشة	01/03/2024	31/12/2024	0.00	383,691.00	320,808.80	0.00	62,882.20
311	1	شركة سراج المحدودة	01/04/2024	31/12/2024	0.00	305,922.00	305,922.00	0.00	0.00
				إجمالي العقار	559,890.21	4,680,143.00	4,482,622.55	0.00	757,410.66
				إجمالي الفرع	559,890.21	4,680,143.00	4,482,622.55	0.00	757,410.66
				اجمالي عام	559,890.21	4,680,143.00	4,482,622.55	0.00	757,410.66

١١:٥٦ ٢٠٢٤/٠٤/٢٢

1 / 1

Client Income Summary

QR CODE

بوابة الخدمات الالكترونية

رقم التقرير:	1283388
منشأه التقييم:	شركة القرن الواحد والعشرين وشريكة للتقييم العقاري
العميل:	الخبير كابيتال
الغرض من التقييم:	أغراض محاسبية
عدد الأصول:	1
نوع التقرير:	تقرير مفصل
تاريخ إصدار التقرير:	Wed 15 Jan, 2025

للتحقق من صحة شهادة التسجيل:

QR code


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