

Commercial Building Valuation Report

(BIN II Plaza)

Al-Amwaj Dist. Jeddah

15 July 2026



Deposit code to the platform qima

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Submitted to: Al khabeer Capital (Awal Al Malqa Real Estate Company)

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Part 1

Executive Summary

1 | Executive Summary

Salient fact and assumptions and IVS 2025 and regulatory compliance				
Identity of the client	Addressee (to whom the report is addressed)	Al khabeer Capital (Awal Al Malqa Real Estate Company)	Other users	-
	Contact person	-	Contact information	-
Assets being valued	Assets name	Commercial building (BIN II Plaza)	Interest to be valued	Assumed to be a freehold interest
	Location	https://maps.app.goo.gl/A38DYjDjrviySK176		
Valuation standards	International Valuation Standards 2025	Unless otherwise stated, the valuation assignment is conducted in accordance with the regulations, executive guidelines, circulars, and directives issued by the Saudi Authority for Accredited Valuers (TAQEEM), as well as the latest edition of the International Valuation Standards (IVS 2025).		
Valuation	Purpose of valuation	REIT periodic valuation for the Capital Market Authority	valuation date	30/06/2026
	Inspection date	07/05/2026	Approved valuation approach and method	Income approach / Discounted cash flow
	Basis of value	Market Value	Premise of value	Current use
		According to the International Valuation Standards 2025 (IVS 2025), Market Value is defined as 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 both parties act knowledgeably, prudently, and without compulsion.		Current use: The current way an asset, liability, or group of assets or liabilities is being used. Current use may, but is not necessarily, the highest and best use.
Report	Reference Number	26056011114	Report type	Detailed report
	Report date	15/07/2026	Report version	Final
	Use, publication and distribution restrictions	Valuation processes and reports are confidential to the intended entity and designated recipients for a specific purpose, with no liability assumed toward any third party. This report, in whole or in part, may not be published, referenced in any document, statement, or periodical publication, or communicated to any third party without prior written consent specifying the format and context in which it appears.		
	Status of Valuers	The valuer certifies that there is no actual or potential conflict of interest with any of the parties or properties involved.		

1 | Executive Summary

Salient fact and assumptions and IVS 2025 and regulatory compliance			
Investigations and Compliance	Limits on investigations		The client was asked to provide us with the leasable areas for the showrooms and offices. Due to their unavailability on the valuation date, the leasable area was estimated at 85% of the property's total area as per the building permit.
	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- are: <u>Title deed</u> <u>Building permit</u> <u>Lease contract</u> - Market research and analysis have been undertaken by the valuer. - Disclosures of Al Khabeer REIT Fund Manager on the Saudi Tadawul website.		
Assumptions and special assumptions	Assumptions	IVS's instructions	- These are the facts that are consistent with, or may be consistent with, those existing at the valuation date due to one of the restrictions imposed on the scope of the research or inquiry work conducted by the valuer. - All significant assumptions must be reasonable under these circumstances, supported by evidence, and appropriate for the intended use of the valuation in order to provide a valuation that complies with the standards.
		Applications in this report	None (except as indicated in the terms and conditions)
Assumptions and special assumptions	Special assumptions	IVS's instructions	- Assumed facts that differ from the facts existing at the valuation date are referred to as 'special assumptions.' Special assumptions are often used to illustrate the impact of potential changes on the value of an asset. These assumptions are described as 'special' because they indicate to the user of the valuation that the valuation is based on a change in current circumstances, or that they reflect a viewpoint not generally accepted by participants at the valuation date. - All significant special assumptions must be reasonable under these circumstances, supported by evidence, and appropriate for the intended use of the valuation in order to provide a valuation that complies with the standards.
		Applications in this report	It is assumed that the property is free from any regulatory or ownership-related constraints that could limit its usability or marketability, and the value opinion was established on this basis.

1 Executive Summary

Salient fact and assumptions and IVS 2025 and regulatory compliance

Opinion of Value	105,831,000	
	Written	Only one hundred five million eight hundred thirty-one thousand SAR
	Currency	ﷲ

Valuation team	Role	Name	Signature	TAQEEM membership		
Site inspection and field research	Property inspection, its condition, offers, and field survey work	Ameen AL Mehmadi		1210002736	Associate	Real Estate Sector
Valuation, reporting, desk research, and analysis	Desk research, calculations, auditing work, and income analysis	Eng. Mohey Mamdouh Abdulaziz		1220003379	Associate	
Value review and initial approval	Reviewing valuation results and income data	Omar Mohammed Babahr		1220001954	Primary	
Signed for and on behalf of Esnad Real Estate Valuation Company		Eng. Almuhammad Alhussami		1210000934	Primary	
				MRICS Registered Valuer Membership No. : 6601494		

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -

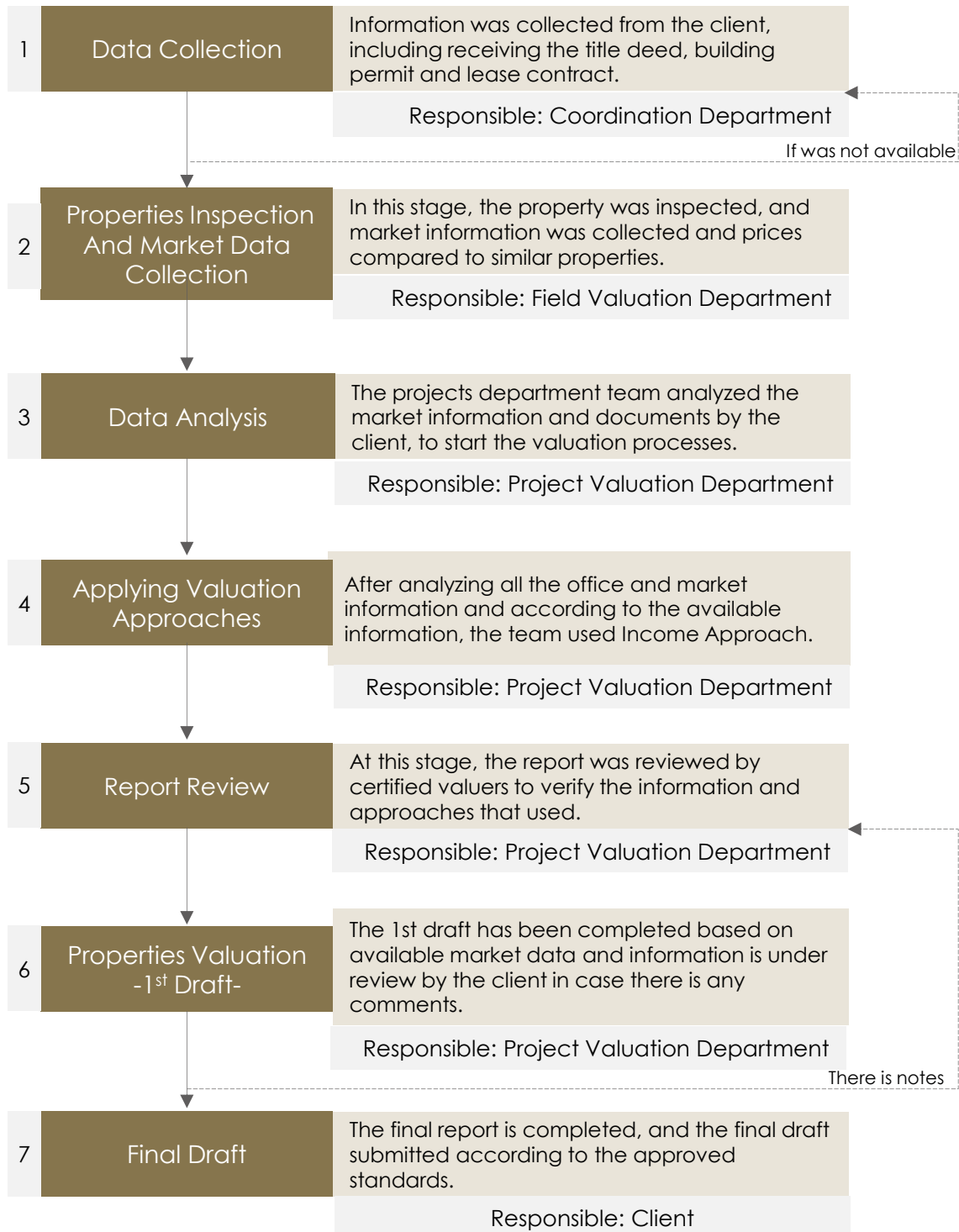
Membership Number	11000054
Valuation Sector	Real Estate
Commercial Registration Number	4030297772
Commercial Registration Date	02/ 03/ 1439 H
Certified Valuer - TAQEEM membership No.	1210000934
Certified Valuer - TAQEEM membership issue date	10/11/1438 H
Company Stamp	

Part 2

Reporting Methodology

2 | Reporting Methodology

Based on the International Valuation Standards ("IVS"), 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 Source of information
- 3.5 Property photos
- 3.6 SWOT Analysis

3.1 | Property Location Analysis

Description of the property at the city level

About Jeddah

The city of Jeddah is located in the western part of the Kingdom of Saudi Arabia, specifically in the middle of the eastern coast of the Red Sea. Its eastern borders overlook the Hijaz mountain range, and the geographical area occupied by the city extends over a length of 70 km between its northern and southern borders, and about 50 km between its seafront.

The city of Jeddah is distinguished by being the main gateway to the Two Holy Mosques due to the presence of King Abdulaziz International Airport and the City of Pilgrims, which receives millions of pilgrims annually.

○

Property Location

Al Haramain Road

King Abdul Aziz Road

Property location

Surrounding attractions

Attraction	Distance	Attraction	Distance
King Abdullah International Airport	22.3 km	Waterfront	37.6 km
Historical Jeddah	50 km	Jeddah Islamic port	51.2 km

3.1 | 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 at the level of the city of Jeddah, as it is located on several main and commercial roads, such as Prince Abdul Majeed Road and Prince Abdullah Al-Faisal Road. On the northern side, the property area is bordered by Prince Abdul Majeed Road, followed by Al-Lu'lu District, and on the southern side, the property area is bordered by parts of Al-Amwaj District. Likewise, on the eastern side, the property area is bordered by Al-Shiraa Neighborhood, and on the western side, the property area is bordered by Prince Abdullah Al-Faisal Road, followed by the Red Sea.
About the Neighborhood	Al Amwaj neighborhood is located in the city of Jeddah and is distinguished by its geographical location, as it is located on several main roads, such as Prince Abdul Majeed Road and Prince Abdullah Al Faisal Road.
Accessibility	The area is easily accessible through several roads, the most important of which is Prince Abdul Majeed Road, which is directly overlooked by the subject property.



Property Location

3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	Al khabeer Capital (Awal Al Malqa Real Estate Company)	Owner's name	Awal Al Malqa Real Estate Company
Title deed number	420210027007	Title deed date	17/08/1440 H
building permit Number	505232	building permit Date	29/02/1431 H
Property Information (Based on title deed)			
Province	Makkah	City	Jeddah
District	Al-Amwaj	Street	-
No. of Plot	From plot no. 35 to 63	No. of Plan	س / ج / 420
Property Type	Commercial building	Notes	The property is mortgaged to Al Rajhi Banking and Investment Corporation
21.761194° N 39.078528° E			
https://maps.app.goo.gl/A38DYjDjrviySK176			
Property specifications			
Land area according to the deed	20.641.74 sqm	Land topography	Flat
Land area according to Regulations	-	Land Shape	Regular
Notes	-		



Satellite photo shows the subject property location

3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	52.99	Street	Internal	15	4
South	53.22	Street	Internal	15	3
East	375.76	Abdullah bin Alkhatab St.	Commercial	32	1
West	372.47	Street	Internal	15	2

Property specifications		
Structure	BUA	21,305.3 m ² (Based on building permit)
	Height (floors)	Ground floor + Mezzanine + First floor
	Age	12 years
	Num. of buildings	3
	Air conditioning	Central
	Finishing	Good
	Facilities	Parking + Fire extinguishing system
	Elevators	-
	Use	Residential - Commercial
	Zoning	
	Maximum footprint	60%
	FAR	1.2
	Maximum height	2
	Notes	-

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
✓	✓	✓	✓	✓

3.4 Source of information

- The data was compiled based on documents received by the client on 05/05/2026.
- The location of the property was determined based on the title deed and the property was inspected on 07/05/2026
- The influences were analyzed based on the current market situation.
- Disclosures of Alkhabeer REIT Fund Manager on the Saudi Tadawul website.

3.5 | Property photos



3.5 | Property photos



3.6 | SWOT Analysis

SWOT Analysis	
Strength	- The subject property is distinguished by its location on Abdullah bin Al-Khattab Street. - The subject property is distinguished by its location west of Prince Abdul Majeed Road.
Weakness	No Disadvantages were observed in the property area.
Opportunities	The Downtown Jeddah project is a project to redevelop the waterfront in the center of Jeddah's Corniche, with the aim of transforming it into a lively area and a unique tourist, residential and commercial destination to become the new Downtown Jeddah. On an area of 5 million square meters, it can accommodate more than 58 thousand people. The implementation of the project will begin in 2019 AD and will end in 2029 AD. It is expected to provide about 36 thousand job opportunities. The project aims to create an attractive and distinguished environment that contributes to the development of the city of Jeddah, placing it among the top 100 cities in the world.
Threats	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 subject property 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	The market approach provides an indication of value by comparing the asset or liability, or both, with similar or matching assets or liabilities for which price information is available. The market approach should always consider the volume of transactions, their frequency, the range of observed prices, and the proximity to the valuation date. The market approach should be applied and given significant weight in the following cases: A) If the subject asset has recently been sold in a transaction suitable for the basis of value. B) If the subject asset or similar assets are frequently traded publicly. C) If there are notable, recent, or repeated transactions in comparable assets.
Income Approach	The income approach provides an indication of value by converting expected cash flows into a single present value. According to this approach, the value of the asset is based on the income or cash flows generated by the asset or the costs it saves. The income approach should be applied and given priority and significant weight in the following cases: A) When the asset's ability to generate income is the key factor affecting its value from the perspective of a market participant. B) When reasonable forecasts are available for the amount and timing of future revenues from the subject asset, but reliable and relevant market comparisons are not available.
Cost Approach	The cost approach provides an indication of value based on the economic principle that a buyer will not pay more for an asset than the cost of acquiring an asset of similar utility, either through purchase or construction, unless there are unjustifiable factors related to time, inconvenience, risk, or other related factors. This approach provides an indication of value by calculating the current cost to replace or reproduce the asset and applying discounts for all forms of depreciation. The cost approach should be applied and given significant weight in the following cases: A) When market participants are able to recreate the asset with the same characteristics as the subject asset, without regulatory or legal constraints, and the asset can be recreated in a timely manner so that participants do not need to pay a significant additional amount to use the subject asset immediately. B) When the asset does not directly generate income, and the unique nature of the asset prevents the effective use of the income and market approaches. C) When the basis of value used is based on the cost of replacement.
Residual Method	The residual method is named as such because it refers to the amount remaining after subtracting all known or expected costs required to complete the development from the expected value of the project upon completion, taking into account the risks associated with completing the project. The resulting value is referred to as the residual value.

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 ☒ Discounted 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

According to the International Valuation Standards "2025", in the discounted cash flow method, the expected cash flows are discounted to the date of valuation, which results in a present value of the asset.... In some cases, discounted cash flows can include a final value that represents the value of the asset. The asset at the end of the explicit forecast period." Given the expected change in the income of the subject property 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.

The explicit forecast period was determined based on the following principles and criteria:

- **Future financial projections of the property:** Including expected revenues and growth rates, using realistic data grounded in market analysis.
- **Consideration of property maturity phases:** Evaluating the time required to achieve revenue stabilization, based on market dynamics and the property's specific operational conditions.
- **Comprehensive risk analysis:** Covering market risks, operational risks, and assumptions related to occupancy and income levels.
- **Market and economic indicators:** Including demand and supply conditions in the sector, as well as broader economic trends impacting the market.

The analysis was conducted using a forward-looking approach that reflects the property's projected future cash flows. These cash flows were discounted using an appropriate discount rate that accounts for the risks associated with the property and overall market conditions. This approach provides an accurate representation of the property's current market value in accordance with international best practices.

4.2.1.1 Contract Details:

- Lessor Name: Awal Al Malqa Real Estate Company
- Tenant Name: Nad Al Arabia Real Estate Marketing Company
- Annual Contract Value: SAR 9,000,000, with a 5% increase every 5 years

Lease payments					
Payment number	Lease value	Date	Payment number	Lease value	Date
1	9,000,000	01/01/1440 H	9	9,450,000	01/01/1448 H
2	9,000,000	01/01/1441 H	10	9,450,000	01/01/1449 H
3	9,000,000	01/01/1442 H	11	9,922,500	01/01/1450 H
4	9,000,000	01/01/1443 H	12	9,922,500	01/01/1451 H
5	9,000,000	01/01/1444 H	13	9,922,500	01/01/1452 H
6	9,450,000	01/01/1445 H	14	9,922,500	01/01/1453 H
7	9,450,000	01/01/1446 H	15	9,922,500	01/01/1454 H
8	9,450,000	01/01/1447 H			

4.2 | Valuation Analysis

4.2.1 Income Approach- Discounted Cash Flow Method

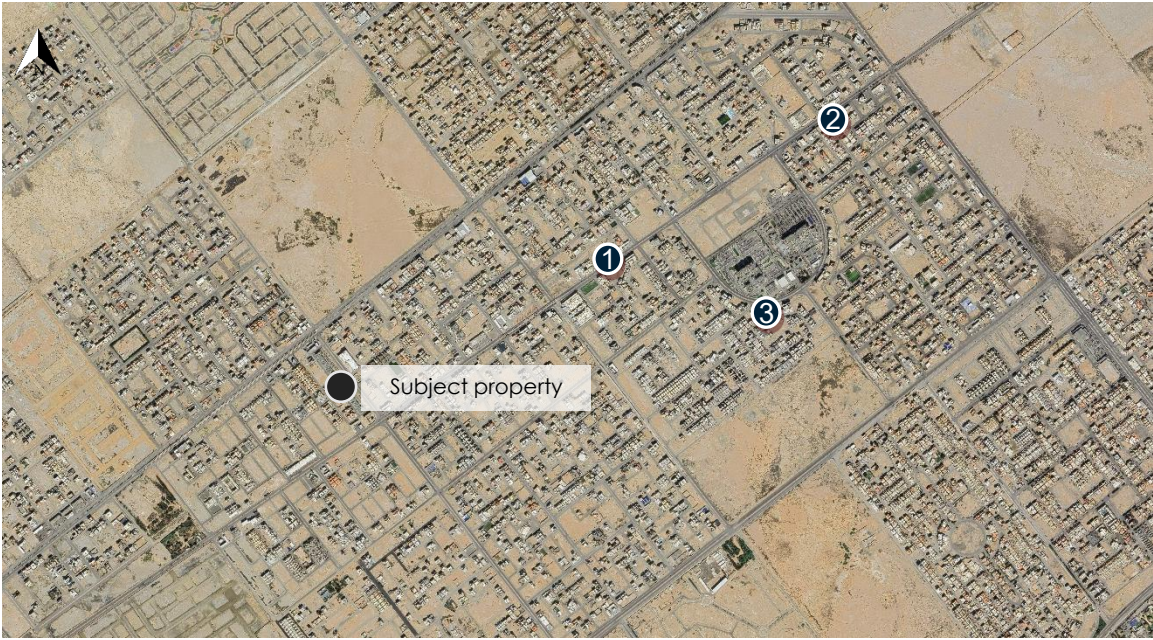
4.2.1.1 Market Rent

The subject property consists of rental units categorized as follows:

- **Retails**
A market comparison was conducted to estimate the expected market rent for the property's components, based on a systematic analysis of available market listings using the following methodology:
 - **Collection and analysis** of market listings: Rental offers for comparable properties were analyzed based on location, area, and use type, considering the timing of the offers and their alignment with current market conditions.
 - **Comparison with similar properties:** A detailed comparison was made between the subject property and similar units, with differences clarified through an adjustment table.
 - **Adjustment for differences:** Necessary adjustments were applied to the comparable rental values to account for variations between the subject property and the reference properties.
 - **Adoption of derived results:** The expected market rent for each component of the property was determined based on the analyzed data, with appropriate adjustments reflecting differences from comparable properties. Based on these detailed findings, the overall market rent for all components of the property was calculated.

4.2.1.2 Market Rent (Retails)

Comparables List				
Property ID	Transaction Type	Year	Area (m2)	Value/m2
Property 1	Offer	2026	100	1,000 SAR
Property 2	Offer	2026	1,720	871 SAR
Property 3	Offer	2026	269	861SAR



Satellite photo showing subject property and comparables

4.2 Valuation Analysis

4.2.1 Income Approach- Discounted Cash Flow Method

4.2.1.3 Relative adjustment table for retails

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		1/4/2026		1/4/2026		1/5/2026	
Value/Year	-	1,000	SAR/m	871	SAR/m	861	SAR/m
Transaction Type		Offer	-2.5 %	Offer	-2.5 %	Offer	-2.5 %
Market Conditions		Similar	0.0 %	Similar	0.0 %	Similar	0.0 %
Building Type	Showroom	Showroom	0.0 %	Showroom	0.0 %	Showroom	0.0 %
Adjustment Value		-25		-22		-22	
Adjusted Value		975		849		839	
Accessibility	Vere Easy	Vere Easy	0.0 %	Vere Easy	0.0 %	Vere Easy	0.0 %
Building Age	12 years	New	-6.0 %	New	-6.0 %	New	-6.0 %
Location	Good	Good	0.0 %	Good	0.0 %	Very good	-2.5 %
Mezzanine in the showroom	Available	Available	0.0 %	Available	0.0 %	Available	0.0 %
Street frontage	32m	32m	0.0 %	32m	0.0 %	32m	0.0 %
Finishing level	Very good	Good	2.5 %	Very good	0.0 %	Very good	0.0 %
Value/m2	-	-34	SAR	-51	SAR	-71	SAR
Adjusted Value	-	941 SAR/m		798 SAR/m		768 SAR/m	
Weighting	-	50 %		30 %		20 %	
Subject Property Adjusted Value	-	860 SAR/m					

The weighted average was used to estimate the rental value of the apartment, with the highest weight assigned to Comparable 1, as it represents the best comparison due to its proximity and more similar specifications to the subject property.

A negotiation adjustment was applied to the comparables listed above, as they are unexecuted offers at time of valuation.

Total leasable area in ground floor & mezzanine (m2)	10,758.025
Average value of SAR / SQM	860
Total area Available for rent in 1st floor	7,351.48
Average value of a rental meter (SAR/m2) (75% of the value of a rental meter for showrooms on the ground floor)	645
Total rental value of the property (SAR)	13,993,606

- The leasable area was estimated at 85% of the total floor area mentioned in the building permit, as referred to in the Limitations on Scope of Analysis.

4.2 Valuation Analysis

4.2.1 Income Approach- Discounted Cash Flow Method

4.2.1.2.4 Income Data Adopted in the Valuation

- The actual income data of the subject property was compared with the market rental data, and the following was found:

Components	Income statements	Market data	Difference	
Total income (SAR)	-	13,993,606 SAR		
Occupancy	-	15%		
Maintenance & Operation	-	20%		
Net income	9,450,000 SAR	9,515,652.15 SAR	65,652.15 SAR	0.7%
Result	The income data provided by the client, which reflects market conditions, was relied upon and used as inputs in the valuation process. Discount and capitalization rates were applied based on market data, taking into account a 5% increase in income upon lease renewal after the end of the current term			

4.2.1.3 Project Assumptions

- The lease agreement was provided by the client and compared with the market survey results in the previous section. Based on this comparison, it was found that the income data submitted by the client can be relied upon in estimating the value of the property using the income approach.

Project Assumptions	
Project period	10 Years
Rate of return	9 %
Discount rate	11.71 %

4.2.1.3.1 Cap rate Analysis

Capitalization rate analysis					
Property	City	Sector	Property value	Net income	Rate of return
Property 1	Jeddah	Commercial	1,386,064,000 SAR	126,720,969.01 SAR	9.14%
Property 2	Jeddah	Commercial offices	279,679,000 SAR	23,100,000 SAR	8.26%
Property 3	Jeddah	Commercial offices	112,853,000 SAR	8,463,994 SAR	7.5%

- The capitalization rate was set at 9% based on the general average returns of the properties referenced above, with appropriate adjustments made to reflect the location and characteristics of the subject property.

4.2 Valuation Analysis

Cash Flow Analysis

- An analysis of the projected cash flows was conducted, taking into account inflation, occupancy levels, and the market's absorption rate for units. All costs related to construction, maintenance, and operation—if applicable—were deducted to determine the net cash flows.
- The net cash flows were discounted at a rate of 11.71% to reflect the risks associated with the property.
- Appendix (5.4) provides detailed cash flow projections.

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	5.33%	Saudi Exchange
Inflation rate	2.10%	General Authority for Statistics
Market Risk	0.78%	Aswath Damodaran Patform Data
Property Risk	3.50%	Valuer's estimate of the market
Discount rate	11.71%	

Valuation Result

Income Approach Valuation Result	105,831,414 SAR
---	------------------------

4.3 | Opinion of Value

Opinion of value	
Value	105,831,000
Currency	ﷲ
Written	Only one hundred five million eight hundred thirty-one thousand SAR

The Income Approach was adopted in forming the opinion of value, due to the unavailability of alternative properties with similar characteristics that could be relied upon for an accurate market comparison. This approach is considered the optimal choice when valuing income-generating properties, as it focuses on the property's ability to generate stable financial returns. This methodology aims to form an opinion of value that reflects the market value of the property, overcoming the challenges of insufficient market data while observing the accredited professional standards for real estate valuation.

4.4 | Validity of review and clarification

- Review is valid (5 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
- 5.5 Market Study
- 5.6 Risks Study and Analysis

5.1 Documents

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

الجمهورية العربية السورية
وزارة العدل
[٢٧٧]
كتابة العدل الأولى بجدة

الرقم: ٤٢٠٢١٠٠٢٧٠٠٧
التاريخ: ١٤٤٠ / ٨ / ١٧ هـ

صك رهن ويملك عقار

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

فإن قطعة الأرض ٣٥ و قطعة الأرض ٣٦ و قطعة الأرض ٣٧ و قطعة الأرض ٣٨ و قطعة الأرض ٣٩ و قطعة الأرض ٤٠ و قطعة الأرض ٤١ و قطعة الأرض ٤٢ و قطعة الأرض ٤٣ و قطعة الأرض ٤٤ و قطعة الأرض ٤٥ و قطعة الأرض ٤٦ و قطعة الأرض ٤٧ و قطعة الأرض ٤٨ و قطعة الأرض ٤٩ و قطعة الأرض ٥٠ و قطعة الأرض ٥١ و قطعة الأرض ٥٢ و قطعة الأرض ٥٣ و قطعة الأرض ٥٤ و قطعة الأرض ٥٥ و قطعة الأرض ٥٦ و قطعة الأرض ٥٧ و قطعة الأرض ٥٨ و قطعة الأرض ٥٩ و قطعة الأرض ٦٠ و قطعة الأرض ٦١ و قطعة الأرض ٦٢ و قطعة الأرض ٦٣ من المخطط رقم ٤٢٠ ج/١، من الواقع في حي الأنوار بمدينة جدة.

وحدودها وأطوالها كالآتي:

شمالاً: شارع عرض ١٥ م
جنوباً: شارع عرض ١٥ م
م ٤,١١
شرقاً: شارع عرض ٣٢ م
شمال غرب بطول ٤٢,٢٣ م
غرباً: شارع عرض ١٥ م
بمطول ٤,٣٧ م

ومساحتها: (٢٠,٦٤١,٧٤) عشرون ألفاً وسبعائة و واحد و أربعون متر مربعاً وأربعة و سبعون سنتيمتراً مربعاً فقط الواقعة بإحدى الشمالية وبموجب الخطاب أن الصك لا يحال للجنة وللقيد في هذه الإدارة برقم ٣٣ / ٣٣١٢٠٨٧٣٣ في ١٣ / ١٠ / ١٤٣٣ هـ

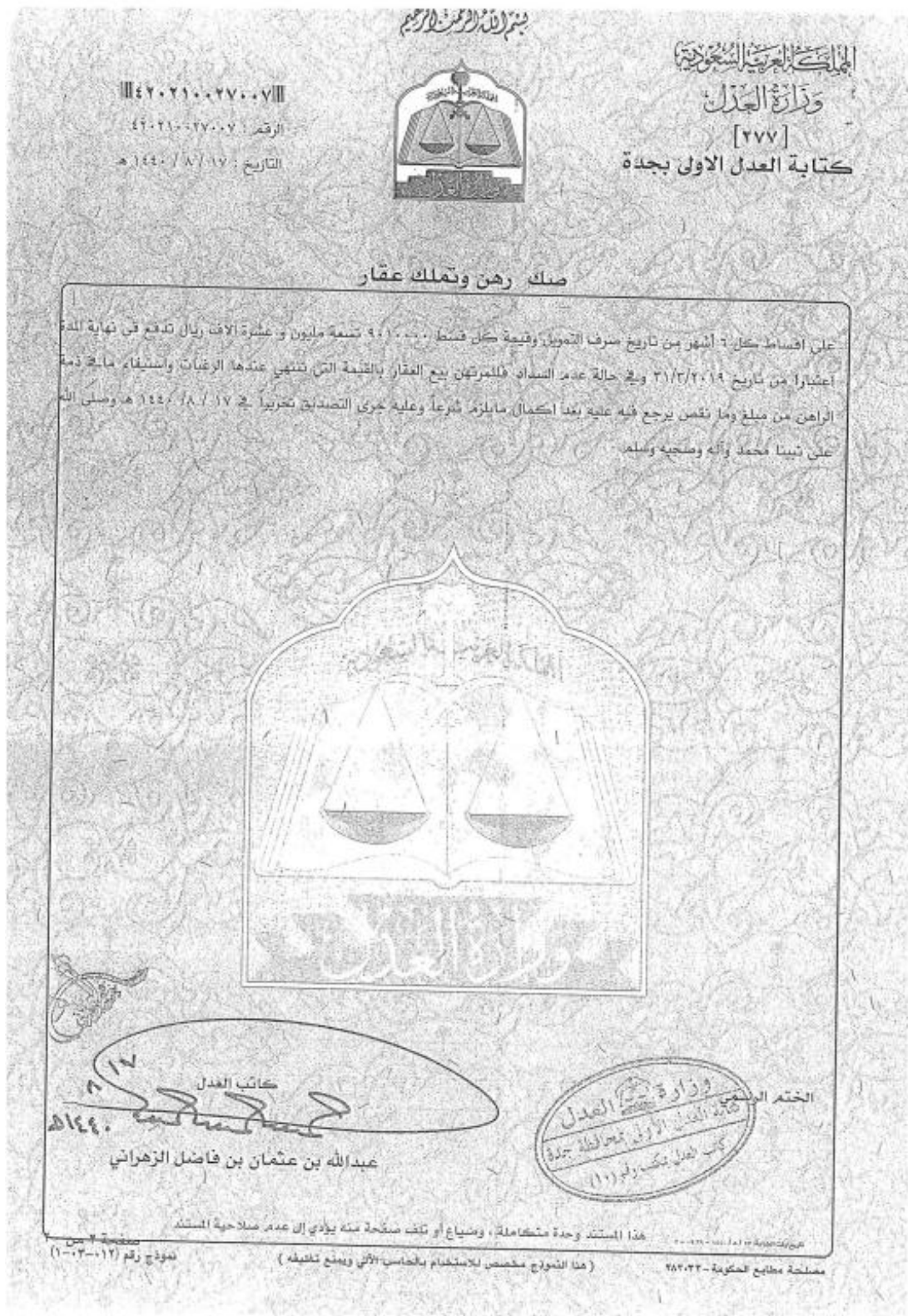
المملوكة لـ / شركة أول الملقا العقارية بموجب سجل تجاري رقم ١٠١٠٨٩٣٨٠٢ وتنتهي في ١٩ / ١٠ / ١٤٤٤ هـ بالصك الصادر من هذه الإدارة برقم ٩٢٠٢١٠٠٢٦٣٨١ في ١٩ / ٦ / ١٤٤٠ هـ فلهذا تم رهنها وما أقيم أو سيقام عليها من بناء لصالح / شركة لراجحي المصرفية للاستثمار بموجب سجل تجاري رقم ١٠١٠٠٠٠٠٩٦ في ٢٥ / ١٠ / ١٣٧٦ هـ بمساحة أوقافه بـ / مبلغ ٣٨١٨١٨١٨,١٩ ثمانية و ثلاثون مليوناً و مائة و واحد و ثمانون ألفاً و ثمانمائة و ثمانية عشر ريالاً و تسعة عشر حلة على أن يتم سداد المديونية ثمانية و ثلاثون مليوناً و مائة و واحد و ثمانون ألفاً و ثمانمائة و ثمانية عشر ريالاً و تسعة عشر حلة على أن يتم سداد المديونية

كاتب العدل
عبدالله بن عثمان بن فاضل الزهراني

الختم الرسمي
وزارة العدل
كتابة العدل الأولى بجدة
كاتب العدل شكيب رطله (١٠)

هذا المستند وحدة متكاملة ، وطلياع أو تلف صفحة منه يؤدي إلى عدم صلاحية المستند
نموذج رقم (١٠٣-١١)

تاريخ الصك: ١٤٤٠ / ٨ / ١٧ هـ
مصلحة مطابع الحكومة - ٢٧٢,٣٢



5.1 Documents



أمانة محافظة جدة

BIN2

رخصة جديدة

الإدارة المركزية لرخص البناء

رخصة بناء مفعلة

٢٠١٥٩٠٠٥

الرقم التسلسلي (١١٢٨)

رقم رخصة البناء	٥٠٥٢٣٢	تاريخها	١٤٣١/٠٢/٢٩ هـ
رخصة بناء :	مركز تجاري	صلاحية إلى	١٤٣٤/٠٢/٢٩ هـ
اسم المالك :	صالح محمد عوض بن لادن		
نوع هوية :	حليقة نفوس	رقمها	١٠٠٣١٣٦٠٢٣
صك ملكية رقم :	٢١٣٨	تاريخها	١٣٩٣/٠٦/٢٦ هـ
رقم المبني :	شارع	مصدرها	مصدر
رقم القطعة :	من ٣٥ إلى ٦٣	تاريخ	١٤٢٩/٠٢/٢٥ هـ
رقم المخطط	٤٢٠/ج/١	حي	حي ٨٠٣ أكر الشمالية - ١
قد رخص للمالك ببناء عدد	٢	دور بموجب الحدود والأبعاد والارتدادات والبروزات	
المحتويات	سكن	تجاري	مواقف سيارات
البروز			وحدات أخرى
طابق خدمة			مساحة الدور
الطابق الأرضي	٧٩٢٨,٦	١٢٥٠٠	٧٩٢٨,٦
طابق الميزانين	٤٧٢٧,٩		٤٧٢٧,٩
الطابق الأول	٨٦٤٨,٨		٨٦٤٨,٨
الطابق الثاني			
الطابق الثالث			
الطابق المتكرر			
إشادة	* بموجب معاقبة اداة تخطيط وهجرة النقل والسور رقم ٣٠٠٠١٩١١٥ في ١٤٣١/١١/٢٩ هـ * خطاب شركة الكهرباء رقم ٩٤١٧٣٥٨٨ في ١٤٣١/١١/٢٩ هـ * وبعد مراجعة الدفاع المدني واحضار المعاينة خلال (٤٤ يوم) من تاريخ أشادة المراجعة رقم ٩٣٩٠٩٣٩٩ وتاريخ ١٤٣١/١١/٢٩ هـ		
إجمالي طول الأسوار (م - ط)	مستأجر بن محفوظ		
رقم رخصة المكتب الهندسي	تاريخ الإصدار		
الرسم	رقم الإصدار	٢٨٠٦١,٦	
تم إحضار العقود المطلوبة حسب النظام ٤٢			
عدد الوحدات السكنية :			
رئيس القسم	التوقيع	١٤٣١/١١/٢٩	
م/ هبة الرزاق عبد الرحمن شيخ عمر			
مدير الإدارة المركزية لرخص البناء			
١٤٣١/١١/٢٩			
أمانة محافظة جدة			
الإدارة العامة			
مخيمات المركزية			

على صاحب الرخصة التأكد من خلو البناء من المخالفات التي قد تحدث أثناء البناء أو بعد الانتهاء منه، وإلا فإنه سيقام بإزالة المخالفات أو إغلاق الموقع طبقاً للقرارات المعمول بها. وأن أمانة محافظة جدة في حال تقاضي صاحب الرخصة في توريد الدمارات المقررة ستطبق الجزاءات والعقوبات اللازمة لضمان إزالة المخالفات.

جدة أمانة
محافظة جدة

002-01-F09: V 3.0

5.1 Documents

بسم الله الرحمن الرحيم

عقد إيجار

الحمد لله وبعد، فإنه يعون الله تعالى في يوم الثلاثاء بتاريخ ١٤٤٠/٠١/٠١ هـ الموافق ٢٠١٨/٠٩/١١ م حرر هذا العقد في مدينة جدة بين كل من:

الطرف الأول: شركة أول الملقا العقارية، وهي شركة ذات مسؤولية محدودة، مفيدة بالسجل التجاري رقم: ١٠١٠٨٩٣٨٠٢ وتاريخ: ١٤٣٨/١٠/١٩ م صدره مدينة الرياض، وعنوانها: الرياض، طريق العروبة، ص.ب ٣٤١٥٣، الرمز البريدي ١١٣٣٣، البريد الإلكتروني: (a.ghouth@alkhabeer.com)، بصفتها الحافظة لأصول صندوق "الخبير ريت" (صندوق استثمار عقاري متداول قيد الإنشاء)، وممثلها في التوقيع على هذه الاتفاقية السيد/ أحمد بن سعود غوث، بصفته مدير شركة أول الملقا العقارية.

الطرف الثاني: شركة ند العربية للتسويق العقاري، وهي شركة ذات مسؤولية محدودة، مفيدة بالسجل التجاري رقم: ٤٠٣٠٢٠١٩٥٢ وتاريخ: ١٤٣١/٠٧/٠٢ م صدره مدينة جدة، وعنوانها: حي السلامة شارع قريش، ص.ب: ٥٤١٦١، الرمز البريدي: ٢١٥١٤، هاتف رقم: ٠١٢٦٩٢٠١١٥، فاكس: ٠١٢٦٩٨٩٩٥٤، البريد الإلكتروني: (sales@naddarabia.com)، وممثلها في التوقيع على هذه الاتفاقية السيد/ محمد بن صالحي بن لادن، بصفته مدير شركة ند العربية للتسويق العقاري. أقرت الطرفان المتعاقدان بكامل أهليتهما المعتبرة شرعاً ونظاماً على التعاقد والتصرف فيما بينهما حيث اتفقوا على ما يلي:

التمهيد:

لما كان الطرف الأول قد عُيِّن حافطاً للعقار المسمى "بن ٢" لصالح صندوق "الخبير ريت"، وهذا العقار واقع في مدينة جدة، بحي الأنواج، كونه أحد العقارات المملوكة لصندوق "الخبير ريت"، ويرغب في تأجيره بالكامل، وبما أن الطرف الثاني شركة تعمل في مجال التسويق والاستثمار العقاري، وأيدت رغبته في استثمار المركز كاملاً؛ فقد التقت إرادة الطرفين بإيجاب وقبول صريح وصحيح على تحرير هذا العقد وفقاً للشروط التالية:-

المادة الأولى: صفة التمهيد:

يُعَد التمهيد أعلاه جزءاً لا يتجزأ من العقد، ولا يُفسَّر العقد بمعزل عنه.

المادة الثانية: موضوع العقد:

أجر الطرف الأول بصفته حافطاً للعقار الموصوف في "المادة الثالثة" للطرف الثاني القابل لذلك بصفته المستأجر، وذلك من أجل استغلاله والانتفاع به وإعادة تأجيره للغير؛ بما لا يتعارض مع مواد هذا العقد وشروطه، وبما يتوافق مع الأنظمة السارية في المملكة العربية السعودية.

المادة الثالثة: العين الموحدة:

٣-١ يقر الطرف الأول بأنه حافط للعقار المسمى "بن ٢" لصالح صندوق "الخبير ريت" تطويقاً للأنظمة واللوائح ذات العلاقة الصادرة من هيئة السوق المالية.



5.1 Documents

٣٠٢ يقع العقار في مدينة جدة، حي الأمواج، ومقام على القطع من رقم ٢٥ حتى ٦٣ من المخطط ٤٢٠/ج/س الكائن في البحر الشمالية، بمساحة إجمالية قدرها: (٢٠,٦٤١,٧٤)م^٢ عشرون ألفاً وستمئة وواحد و أربعون متراً مربعاً وأربعة وسبعون سنتماً مربعاً فقط، وذلك وفقاً للحدود والأطوال التالية:

- شمالاً: شارع عرض ١٥م بطول ٤٩,٠٢م ثم ينكسر جنوب غرب بطول ٣,٩٧م
- جنوباً: شارع عرض ١٥م بطول ٤٩,١١م ثم ينكسر شمال شرق بطول ٤,١١م
- شرقاً: شارع عرض ٣٢م بطول ٣٧١,٥٣م ثم ينكسر شمال غرب بطول ٤,٢٣م
- غرباً: شارع عرض ١٥م بطول ٣٦٨,١م ثم ينكسر جنوب شرق بطول ٤,٣٧م

ويحتوي هذا المركز على معارض تجارية ومكاتب إدارية، ويشار له لاحقاً بـ "العين المؤجرة أو العقار أو العين".

٣٠٣ يقر الطرف الثاني بأنه عاين العين المؤجرة المعاينة المعتادة في مثلها، وانتفت عنه جهالة أوصافها وحدودها ومرافقها الداخلية والخارجية، وأنه دخل في التزامات هذا العقد على يقين وعلم تام بالعين المؤجرة، وأقر بأن العين جاهزة وصالحة للعرض محل التعاقد.

المادة الرابعة: الغرض من استئجار العين:

٤-١ اتفق الطرفان المتعاقدان على أن الغرض من استئجار العين هو استثمار الطرف الثاني لمنفعة العقار، وإعادة تأجيرها للشركات التجارية بما لا يتعارض مع مواد هذا العقد وشروطه، وبما يتوافق مع الأنظمة السارية في المملكة العربية السعودية.

٤-١ يتعهد الطرف الثاني بأن يستعمل العين المؤجرة في الغرض المحدد في المادة (١٠٤)، ولا يجوز له أن يغيره إلا بإذن خطي من الطرف الأول؛ والا جاز للطرف الأول اعتبار هذا العقد مفسوخاً من تلقاء نفسه وبدون الحاجة إلى إخطار أو تنبيه أو إجراء قضائي لإثبات ذلك ومطالبة الطرف الثاني بالتعويض عما يترتب على هذا التصرف من أضرار.

٤-٢ يحق للطرف الثاني إعادة تأجير وحدات العين المؤجرة لطرف ثالث دون إذن من الطرف الأول؛ على أن يبقى الطرف الثاني مسؤولاً وملتزماً أمام الطرف الأول بكامل مواد هذا العقد؛ ومنها المادتين (٤-١ و ٤-٢)، وكذلك ملتزماً بالقيمة الإيجارية المحددة في هذا العقد.

المادة الخامسة: مدة العقد:

٥-١ مدة هذا العقد: خمس عشرة سنة هجرية، تبدأ من تاريخ إفراغ العقار للطرف الأول أو لأي جهة أخرى يعينها الطرف الأول سواء كانت تابعة له أو جهة تمويلية، وبعد العقد متبهاً بانقضاء هذه المدة دون الحاجة إلى إشعار.

٥-٢ إذا رغب الطرف الثاني في تجديد العقد لمدة إضافية، يقدم إشعاراً خطياً بنيتة في التجديد قبل ستة -على الأقل- من انتهاء مدة العقد؛ وعلى الطرف الأول الموافقة أو الرفض خلال ستة أشهر من تاريخ استلام خطاب الطرف الثاني بطلب التجديد؛ وفي حال عدم رد الطرف الأول يعتبر رفضاً لتجديد العقد.



5.1 Documents

- ٥-٣ للطرف الأول الحق في زيادة الأجرة عند انتهاء مدة العقد، وعليه في حال رغبته في زيادة الأجرة-إشعار الطرف الثاني بمقدار الزيادة -إذا أبدى رغبة في التجديد خلال المدة المذكورة-في البند أعلاه. ويجب على الطرف الثاني إبداء الموافقة على الزيادة أو الرفض خلال شهر من الإشعار.

المادة السادسة| الأجرة:

- ٦-١ اتفق الطرفان على أن تكون أجرة العقار السنوية وفقاً للآتي:
- مبلغاً قدره (٦,٠٠٠,٠٠٠) تسعة ملايين ريال سنوياً في السنوات الخمس الأولى.
 - مبلغاً قدره (٩,٤٥٠,٠٠٠) تسعة ملايين وأربعمائة وخمسون ألف ريال سنوياً في السنوات الخمس الثانية.
 - مبلغاً قدره (٩,٩٢٦,٥٠٠) تسعة ملايين وتسعمائة واثنا عشر ألفاً وخمسمائة ريال سنوياً في السنوات الخمس الثالثة.
- ٦-٢ يدفع الطرف الثاني الأجرة المستحقة في قسطين مقدمين متساويين كل ستة أشهر هجرية، ابتداءً من تاريخ سريان العقد؛ ويلتزم بدفع كل قسط خلال عشرة أيام من حلوله من خلال التحويل البنكي للحساب المصرفي الخاص بالطرف الأول و/أو حسب التعليمات التي يصدرها الطرف الأول.
- ٦-٣ يكون المبلغ المشار إليه في (١-٦) مبلغاً صافياً سالماً من أي خصم؛ فلا يخضع منه على سبيل المثال لا الحصر-أي تكاليف، أو ضرائب، أو فواتير، أو رسوم، أو أتعاب، أو مستحقات لأي طرف كان.
- ٦-٤ يضاف إلى مبلغ كل قسط أي ضرائب أو رسوم حكومية مفروضة أو قد تفرض في المستقبل، ومنها على سبيل المثال ضريبة القيمة المضافة، وعلى الطرف الثاني دفعها مع مبلغ الإيجار. ويلتزم الطرف الأول بتوريدها للجهة الحكومية المختصة وفقاً للأنظمة واللوائح السارية.
- ٦-٥ يلتزم الطرف الثاني عند توقيع هذا العقد بتسليم الطرف الأول ثلاثين سنداً لأمر الطرف الأول مسحوبة على الأستاذ: محمد بن صالح بن محمد بن لادن، وتعتبر هذه السندات ضماناً لمداد أقساط الأجرة؛ بحيث يمثل كل سند قسطاً نصف سنوي، ويؤرخ استحقاقه بتاريخ حلول هذا القسط.
- ٦-٦ يشترط في السندات المشار إليها في المادة (٥-٦) أن تكون مستوفية لركان السند وشروطه النظامية المنصوص عليها في نظام الأوراق التجارية السعودي.
- ٦-٧ في حال عدم وفاء الطرف الثاني بأي قسط مستحق خلال ثلاثين يوماً من حلوله؛ فيجوز للطرف الأول حينئذ تنفيذ السند لأمر الخاص بذلك القسط-دون الحاجة إلى أي إخطار أو إنذار-وتقديمه إلى الجهة القضائية المختصة لاستيفاء مبلغ القسط، ولا يقبل أي اعتراض على ذلك من الطرف الثاني في الحال أو الاستقبال.

المادة السابعة| التزامات المؤجر:

- ٧-١ يلتزم الطرف الأول بتسليم الطرف الثاني من الانتفاع الكامل بالعقار؛ بحيث يحقق الغرض المستهدف من هذا العقد على أكمل وجه خلال فترة سريانه.
- ٧-٢ يلتزم الطرف الأول بتزويد الطرف الثاني بجميع المستندات المتوفرة لديه أو الحصول على المستندات من أي جهة حكومية للحصول على التراخيص اللازمة لاستيفاء المنفعة.



5.1 Documents

- ٢٠٠٤ أقر الطرفان بعدم وجود أية موانع شرعية أو قانونية تمنعهما أو أحدهما من إنفاذ هذا العقد والالتزام بأحكامه، بحيث ينتج الثارة في مواجهتهما بمجرد توقيعهما عليه.
- ٢٠٠٥ في حال صدور حكم قضائي بات أو صدور نظام رسمي يبطل أحد بنود هذا العقد؛ فإن البطلان يقتصر على هذا البند وتبقى بقية بنود العقد صحيحة وناظفة وحجة على طرفيه .
- ٢٠٠٦ التقويم المعتمد في حساب المدد، ابتدائها وانتهائها، هو التقويم الهجري.
- ٢٠٠٧ جميع التسهيلات التي قد يسمح بها الطرف الأول مهما كان نوعها، وكل تأخير أو تساهل منه لمدة من الزمن-مهما طال- على مخالفة حكم من أحكام هذا العقد؛ لا تشكل حقاً للطرف الثاني، ولا تعتبر موافقة ضمنية ولا تنازلاً من الطرف الأول، بل له الحق بالمطالبة بحقه ومحاسبة الطرف الثاني متى ما رغب.
- ٢٠٠٨ لا يعد بأي تعديل أو إضافة على العقد ما لم يُثبت ذلك التعديل كتابياً ويتوقيع الطرفين، ويعتبر هذا العقد نهائياً وبنائاً وشاملاً لجميع ما اتفق عليه أطرافه.
- ٢٠٠٩ يسري هذا العقد بكافة أحكامه وشروطه في مواجهة الورثة والمصنفين والحارس القضائي ويكونون مسؤولين عن تنفيذ جميع الالتزامات والحقوق الواردة فيه لطرفي العقد.

المادة الحادية والعشرون: نسخ العقد

حرر هذا العقد من نسختي أصل متطابقتين باللغة العربية، وتسلم كل شخص من المتعاقدين نسخة للعمل بموجبها، ولا يقبل أي تعديل أو كسح وتحوه ما لم يكن على جميع نسخ العقد وقد وقعاً عليه من قبلهما بعد الاطلاع على بنوده وفهمهما له الفهم التام النافي للجهالة شرعاً ونظاماً.

وعليه فقد جرى التوقيع وبالله التوفيق...

عن الطرف الأول	عن الطرف الثاني
الاسم: أحمد بن سعود غوث	الاسم: محمد بن صالح بن لادن
الصفة: مدير شركة أول الملقا	الصفة: مدير شركة ند العربية للتسويق العقاري
	
الختم: 	الختم: 

5.2 | Assumptions and Limiting Conditions

This report is subject to the following terms and conditions:

- This report has been prepared exclusively for the purposes explicitly stated herein. It is to be used solely by the intended recipient and must not be shared, relied upon, or disclosed to any third party for any other use.
- The report is an indivisible whole and must not be extracted, segmented, copied, or used in any part independently from the full document.
- No part of this report may be circulated, published, or used for advertising, media, public relations, or legal purposes without the preparer's prior written approval.
- The valuer retains exclusive ownership of this report, along with all documentation, data, and files prepared and used in its development.
- While the information, forecasts, and opinions presented herein have been prepared with utmost care and according to the highest standards, their absolute accuracy or completeness is not guaranteed.
- This report was prepared electronically, encompassing all written content and analytical work. All related files are securely retained and archived in the valuer's database.
- The valuer has not identified, nor has been notified of, any latent or concealed conditions that may influence the value of the property as of the valuation date — including, but not limited to, subsurface soil conditions and structural integrity. The valuer shall not be held liable in the event that such conditions are subsequently discovered.
- It is explicitly assumed in this report that no hazardous substances, environmental risks, or harmful factors exist on or around the subject property that may affect its value. Should such conditions be identified, this valuation shall be rendered null and void, and a separate, specialized assessment by qualified professionals — wholly outside the scope of this valuation — shall be required.
- This valuation is predicated on the assumption that the subject property is entirely free from contamination, toxic materials, or environmental hazards of any kind. The valuer disclaims all responsibility for detecting such conditions, as doing so would require specialized expertise that lies wholly beyond the scope of the valuation assignment.
- This report was prepared using the best available information known to the valuer at the time of the valuation. The valuer affirms that no material or impactful information came to their attention during the preparation of this report that has been omitted or withheld.
- The authenticity of the property title deed has not been verified, and it has been assumed to be valid. It is further assumed that there are no encumbrances or restrictions on ownership, unless otherwise stated. Additionally, the property is assumed to be in full compliance with all municipal requirements and legal boundary conditions, unless noted to the contrary. The valuer assumes no responsibility for the validity of these documents.
- In the event that the client provides the valuer with any maps, plans, or property specifications, the valuer's inspection shall be limited strictly to what is externally visible and apparent. Such a review must not, under any circumstances, be construed as a substitute for professional structural, engineering, or environmental valuations.
- This valuation has not been requested for purposes of establishing a minimum value or for mortgage loan approval, unless such intent is expressly stated within the report or explicitly defined in the terms of engagement between the valuer and the client.
- The valuer bears no liability for any claims, losses, or damages resulting from the use of the valuation report's findings, analyses, or conclusions, except as expressly stipulated in the terms of engagement agreed upon with the client.

5.2 | Assumptions and Limiting Conditions

- To the best of the valuer's knowledge at the time of preparing this valuation, all facts and information included in this report are accurate. The valuer affirms that no material information relevant to the valuation, known at the time of preparation, has been excluded or left unconsidered.
- All analyses, opinions, and conclusions expressed in this report are made in accordance with the stated assumptions and limiting conditions, and represent independent professional judgment without bias or influence in favor of any party.
- This valuation report is deemed valid solely when affixed with the official company seal and signed by the authorized and licensed valuers of the firm.
- Esnad Real Estate Valuation Company affirms that there exists no current or foreseeable conflict of interest with respect to any of the parties or properties subject to this valuation assignment.

5.3 | Valuation Standards

5.3 Valuation Review Criteria

All work is performed in accordance with the Accredited Valuers System, the Executive Regulations pertaining to Real Estate Valuation issued by the Saudi Authority for Accredited Valuers (Taqeem), and the latest version of the International Valuation Standards (IVS 2025) as published by the International Valuation Standards Council (IVSC). Valuers are bound by their requirements, and the valuations may be subject to monitoring by these bodies.

5.3.1 Special Assumptions

This report, in specific instances, incorporates certain 'assumptions' or 'special assumptions' for valuation purposes. All such assumptions are governed by the International Valuation Standards 2025 and are generally classified into two main categories as outlined below:

- These refer to facts that are, or could reasonably be, consistent with the circumstances prevailing at the valuation date, arising from limitations placed on the scope of the valuer's research or due diligence process.
- Assumed facts that diverge from those prevailing as of the valuation date are referred to as 'special assumptions'. Such assumptions are typically employed to demonstrate the effect of hypothetical scenarios or changes on the value of an asset. They are described as 'special' because they inform the user of the valuation that the assessment is based on altered conditions or on perspectives that are not ordinarily held by market participants as of the valuation date."
- All significant special assumptions must be reasonable in light of the prevailing circumstances, substantiated by appropriate evidence, and suitable for the intended purpose of the valuation so as to ensure compliance with applicable valuation standards.

5.3.2 Sale Costs, Taxes, and Other Liabilities

- This valuation excludes any consideration of costs, taxes, or expenses that may be incurred upon the sale or disposal of the property. It is further assumed that there are no encumbrances, such as loans or mortgages, that would restrict the free and unencumbered disposition of the property, unless expressly noted otherwise in this report.

5.3.3 Sources of Information

- The documents provided by the owner, and appended to this report, are assumed to be authentic, accurate, and valid for use as of the valuation date. These documents include, but are not necessarily limited to, the following:
 - Property Title Deed (if available)
 - Building Permit if (available)
 - Lease Agreements (if available)

5.3.4 Environmental Pollution

This valuation does not include any environmental assessment to determine the presence or absence of contamination on the subject property's land. It is therefore expressly assumed that the land is free from environmental pollutants, unless stated otherwise in this report. If any such contamination comes to the valuer's attention, the client will be duly informed.

5.3.5 Outstanding Liabilities

The valuation excludes any obligations that were applicable to the property during its construction phase and are considered to have lapsed upon completion of the construction, regardless of whether their closure has been formally documented. This includes any liabilities relating to contractors, subcontractors, and all parties involved in the design and execution teams.

5.3.6 Confidentiality of Information and Liability Toward Third Parties

- This valuation report is strictly confidential and intended exclusively for the designated recipient and solely for the specified purpose. The valuer shall not bear any responsibility or liability whatsoever toward any third party.
- Under no circumstances may this report (whether in whole or in part) nor any reference to it or any of the information it contains, be published, disclosed, or communicated to any third party without the valuer's prior written consent regarding both the form and content in which it will appear.

5.3.7 Maps and Illustrative Drawings

All maps, diagrams, and illustrative content contained in this report are intended solely for visualization purposes. Although believed to be accurate, no guarantees are made regarding their correctness, and they shall not be relied upon for any contractual, legal, or decision-making purposes.

5.3 | Valuation Standards

5.3.8 Compliance with the Real Estate Investment Funds Regulations (REIT)

Based on the scope specified in the assignment, this report has been prepared in accordance with the Real Estate Investment Funds Regulations issued by the Capital Market Authority.

This report was prepared by Esnad Real Estate Company, an independent valuation company licensed by the Saudi Authority for Accredited Valuers (Taqeem), according to the following conditions and assumptions:

- The Accredited Valuer must be independent of any related parties.
- The Accredited Valuer must hold a Fellowship of the Saudi Authority for Accredited Valuers (Taqeem).

The Accredited Valuer's report must include, at a minimum, the following:

- The valuation approach, method, and the assumptions upon which it was based.
- An analysis of variables relevant to the real estate market, such as supply, demand, and market trends.
- Details and descriptions of the property.
- The risks related to the property subject to valuation.

5.3.9 The Nature and Scope of the Valuer's Work and Any Imposed Restrictions

"In accordance with International Valuation Standard (IVS) 101 – Scope of Work – from the International Valuation Standards 2025, specifically paragraph (1-20-i) related to the nature and scope of the valuer's work and any restrictions imposed on it, which states that any limitations that impair inspection, inquiry, or analysis related to the valuation must be identified. If relevant information is not available due to restrictions placed on investigation and inquiry within the valuation terms, these limitations must be identified, along with any necessary or special assumptions (see IVS 102 – Bases of Value, paragraphs (1-50) to (4-50)) arising from such restrictions."

It is noted that these aspects, if present, will be addressed in their designated sections within this report.

5.3.10 Material Environmental, Social, and Governance (ESG) Factors

In accordance with International Valuation Standard 104 – Data and Inputs (IVS 2025), which states that the impact of material environmental, social, and governance (ESG) factors should be considered, the potential influence of such factors on the subject property has been reviewed. Any identified or observed tangible impacts resulting from these factors have been analyzed. Accordingly, any such impacts, if applicable, will be detailed in the section titled Property Data and Ownership Information.

5.3.11 Specialist

This report has been prepared with the support of an internal team of specialists possessing the technical skills and subject-matter expertise necessary to perform, support, review, or challenge valuation activities. In the event that any external specialists are engaged, such disclosure will be made in the section titled Valuation Team. This approach is in accordance with International Valuation Standard 100 – Valuation Framework (IVS 2025).

5.3.12 Statement of Compliance with Standards

Esnad hereby affirms that this report has been prepared in full compliance with the International Valuation Standards 2025, effective as of 31 January 2025. All professional requirements and technical guidelines outlined in these updated standards have been duly followed to ensure the delivery of an accurate, objective valuation that reflects the true value of the assets appraised. Any additional valuation standards adopted or applied alongside the International Valuation Standards will be clearly referenced in the report to ensure consistency with the latest professional guidance and applicable frameworks.

5.3 | Valuation Standards

5.3.13 Nature and Source of Information Relied Upon by the Valuer

The scope of work included the review and analysis of all relevant information, as well as the necessary verification procedures to assess its accuracy and consistency with actual market conditions. The authenticity of documents referenced in the report was verified using official government platforms, such as the Real Estate Exchange Platform, the Real Estate Registry, and Balady Platform, based on availability and the type of documents submitted by the client, unless otherwise stated.

Information was collected from multiple sources, including client-provided data, market evidence, previous records available to the valuer, and external sources such as licensed brokers and real estate platforms, all as referenced within the report.

Analytical procedures were performed on the data, including price and cost comparisons (if applicable), determination of appropriate discount and capitalization rates (where applicable), and verification of data used in the comparable sales grid and adjustment tables. Other valuation methods—such as the income approach and residual value method—were applied when appropriate, with suitable adjustments made. Contract documents were also examined and compared to prevailing market prices as of the valuation date, if such contracts were provided.

Market-related information was compiled by the valuation team and included the current market conditions, sale or lease prices for each property component, discount and capitalization rates, occupancy, operational costs, and anticipated development returns. All valuation estimates and conclusions in this report were based on market data and comparisons available as of the valuation date.

Some information was also gathered through the valuer's professional network, including brokers, developers, investors, and governmental bodies.

5.3.14 Intended Use

This report has been prepared in accordance with the valuation service agreement and the agreed work plan. It is intended for use exclusively by the client for the purpose stated in the executive summary of the report.

5.4 | Cash flow analysis

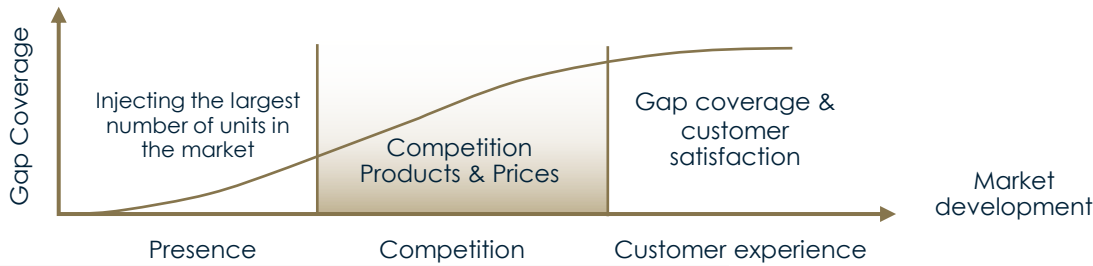
Cash flow analysis	Total	1 Year	2 Year	3 Year	4 Year	5 Year	6 Year	7 Year	8 Year	9 Year	10 Year
Total Revenue	99,768,375	9,450,000	9,450,000	9,922,500	9,922,500	9,922,500	9,922,500	9,922,500	10,418,625	10,418,625	10,418,625
Vacancies - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual income	99,768,375	9,450,000.00	9,450,000.00	9,922,500.00	9,922,500.00	9,922,500.00	9,922,500.00	9,922,500.00	10,418,625.00	10,418,625.00	10,418,625.00
Maintenance & opex - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net operation income (NOI)	99,768,375	9,450,000	9,450,000	9,922,500	9,922,500	9,922,500	9,922,500	9,922,500	10,418,625	10,418,625	10,418,625
Terminal Value	-	0	0	0	0	0	0	0	0	0	115,762,500
Net Cash Flow	99,768,375.00	9,450,000.00	9,450,000.00	9,922,500.00	9,922,500.00	9,922,500.00	9,922,500.00	9,922,500.00	10,418,625.00	10,418,625.00	126,181,125.00
Discount Rate	-	1.00	0.90	0.80	0.72	0.64	0.57	0.51	0.46	0.41	0.37
Net present cash flow	105,831,414	9,450,000	8,459,404	7,951,279	7,117,786	6,371,665	5,703,755	5,105,859	4,799,169	4,296,096	46,576,401

KPI's	Total
Curant Value	105,831,414
Total property Value	105,831,000.00

1 Real Estate Overview

Real Estate Overview

The real estate development sector in the Kingdom has witnessed significant growth, as the real estate sector is one of the key contributors to the GDP. Additionally, several initiatives have been launched to support and empower real estate developers, such as the "Transformation and Empowerment" program, which positively impacts the real estate market.



Most Important Real Estate Sector Drivers

-  Residential

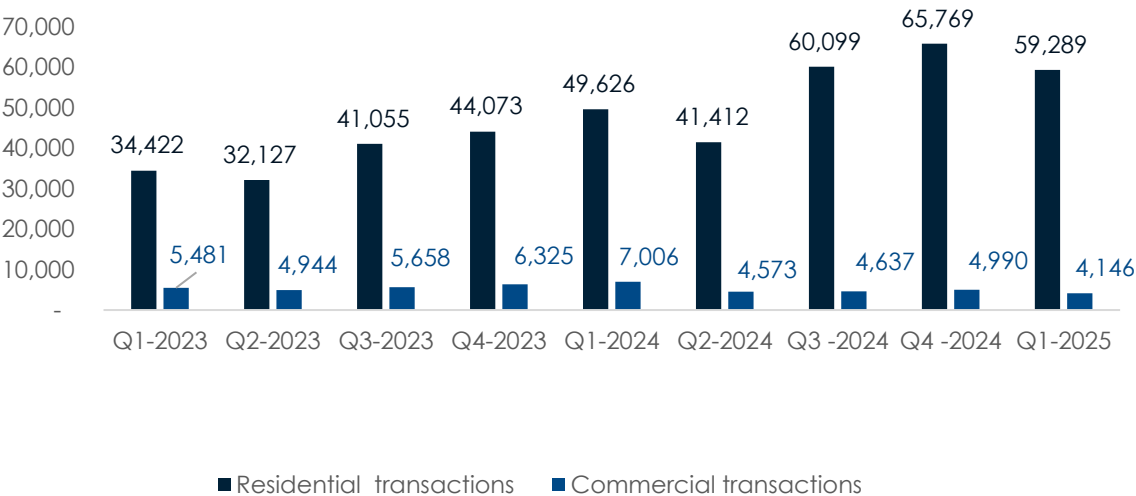
- Population Growth
 - Governmental initiatives and its impact on demand
 - Interest rate and its impact on real estate financing
-  Office

- Government Initiatives for Regional Headquarters in the Kingdom
-  Commercial

- The recovery in the F&B and entertainment sectors
 - Growth in retail sales and consumer spending
-  Industrial

- Demand for warehouses and market supply volume
 - Increased activity in manufacturing and logistics sectors

Real Estate Transactions

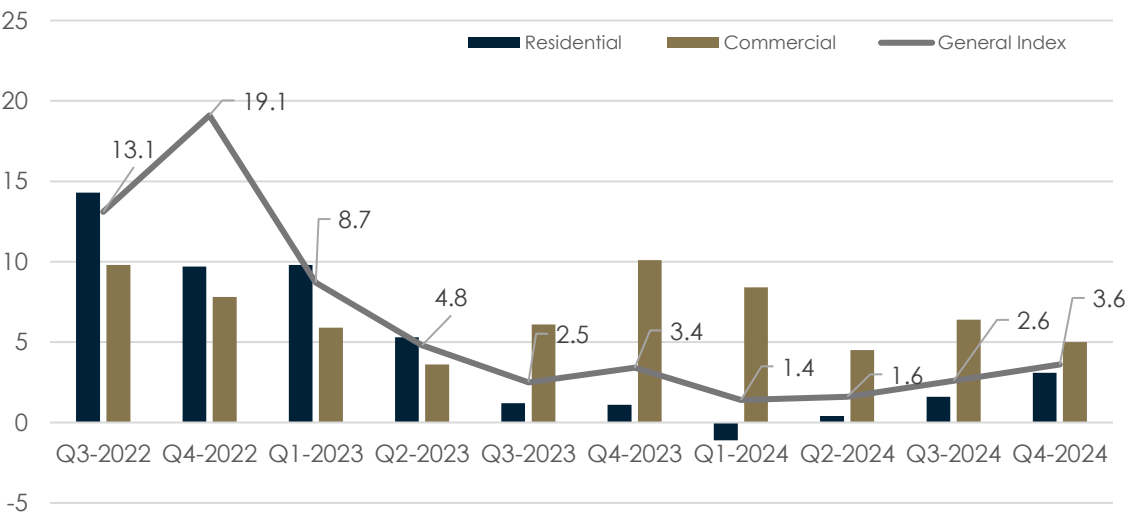


Source : Ministry of Justice

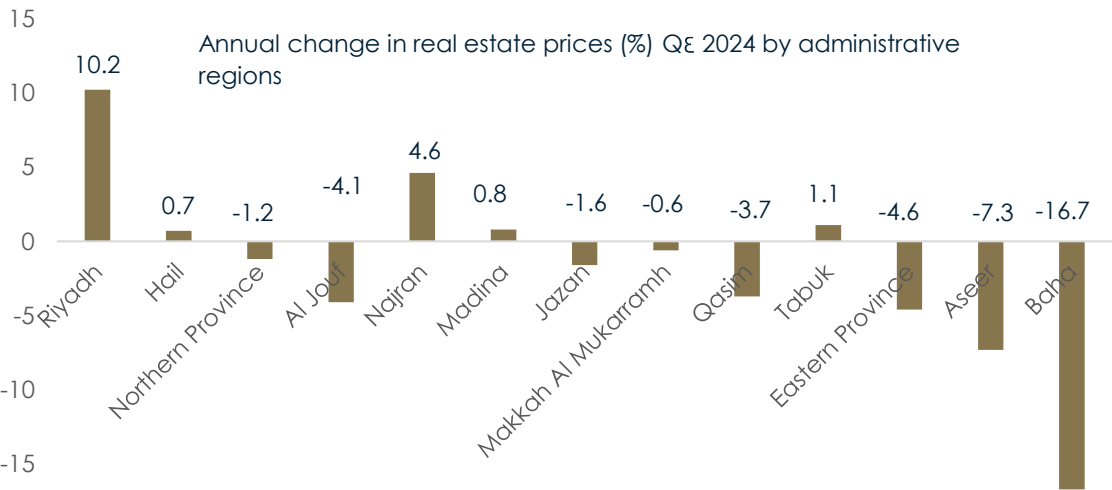
1 Real Estate Overview

Real Estate Growth

- Real estate data shows that residential property prices increased in Q4 2024 compared to the same quarter in 2023. The residential sector rose by 3.1%, with a weight of 72.6% in the index, driven by a 2.5% increase in residential land prices (weight: 45.7%).
- commercial property prices increased by 5.0% in Q4 2024, driven by a 5.2% rise in commercial land prices. Building prices rose by 5.1%, while showroom prices declined by 1.7%.



- The annual change in property prices across Saudi Arabia reached 3.6%, mainly driven by a 10.2% increase in Riyadh, which holds the highest index weight at 47.8%. In contrast, Makkah and the Eastern Region saw declines of 0.6% and 4.6%, with weights of 16.1% and 24.1% respectively .Among other regions, Najran and Tabuk recorded the highest annual increases after Riyadh at 4.6% and 1.1%, while Al Baha and Asir saw the sharpest declines at 16.7% and 7.3%, respectively.



Source : Ministry of Justice

2 Commercial Sector

Commercial Sector (Jeddah Q1 2025)

- Jeddah has witnessed its F&B supply in lifestyle retail developments expanding, with 75,000 sqm being completed, across 14 new developments. By 2027, the city's lifestyle retail supply is expected to rise to 380,600 sqm with the development of new projects such as Sunset Avenue, Jeddah Cove Waterfront and Porta Jeddah.

Market Overview in Jeddah

- Existing Supply (m2): **217,700** m2
- Upcoming Supply : **162,900** m2
- Expected Supply by 2027: **380,600** m2
- Number of Current Development Projects: **14**
- Number of Future Development Projects: **3**
- Number of Development Projects in 17
- Average Occupancy Rate : **70 %**
- Average Rental Rate: **2,030** SAR

Top Commercial Projects in Jeddah

- | | |
|---|--|
| <ul style="list-style-type: none"> • Atelier La Vie
Occupancy : 71 %
Gross leasable Area: 23,000 m2 • City Yard
• Occupancy : 85 %
Gross leasable Area: 10,900 m2 • Jeddah Walk Cascade
• Occupancy : 100 %
Gross leasable Area: 8,400 m2 • 11 West
• Occupancy : 50 %
Gross leasable Area: 8,100 m2 • Safeway Square
• Occupancy : 88 %
Gross leasable Area: 6,500 m2 • Qpark
• Occupancy : 71 %
Gross leasable Area: 1,900 m2 • Jeddah Yacht Club & Marina
• Occupancy : 77 %
Gross leasable Area: 21,900m2 • Boulevard
• Occupancy : 89 %
Gross leasable Area: 8,000 m2 • Jeddah Gate: Crescent Plaza
• Occupancy : 71 %
Gross leasable Area: 4,000 m2 | <ul style="list-style-type: none"> • Fayfa Complex
• Occupancy : 71 %
Gross leasable Area: 22,000 m2 • Town Square
• Occupancy : 11 %
Gross leasable Area: 27,900 m2 • U Zone
• Occupancy : 11 %
Gross leasable Area: 1,640 m2 • La Paz
• Occupancy : 11 %
Gross leasable Area: 13,500 m2 • U Walk Jeddah
• Occupancy : 19 %
Gross leasable Area: 60,000 m2 • Sunset Avenue (coming soon)
Gross leasable Area: 6,780 m2 • Jeddah Cove Waterfront (coming soon)
Gross leasable Area: 70,000 m2 • Porta Jeddah (coming soon)
Gross leasable Area: 86,100 m2 |
|---|--|

Source: Quarterly Economic Report Q2 2024 – MEP

5.6 | Risks Study and Analysis

Type of Risk	Qualitative Analysis	Quantitative Analysis	Effect on Value
Tenant classification risk	Assessing the variety of tenants, their activities, industries, and financial stability.	Concentration of income from a limited number of main tenants(%100) and estimating its impact on income.	Dependence on a limited number of tenants increases risks and reduces value.
Credit and tenant risk	Assessing the quality of tenants in terms of creditworthiness, payment ability, and overall financial performance.	Calculating the expected default rate, rent collection rate, and discount rate adjustment to compensate for risks.	Increased risks reduce expected income and raise the discount rate, thereby lowering value.
Management and Operational Risk	Assessing the efficiency of the property management system, leasing policy, maintenance, and financial reporting.	Raising operating expenses as a percentage of income due(%10) to weak management efficiency.	Weak management leads to lower net income and higher risks, thus reducing value.
Highest and Best Use (HBU) Risk	Site Analysis and Surrounding Environment to determine the optimal use of the subject property	Comparing current use with potential uses to determine the highest and best use and increase income.	Failure to use the property optimally leads to a lower valuation compared to available alternatives.
Market and Economic Change Risk	Analyzing market indicators, supply and demand, and economic trends.	Analyzing rent and return indicators and their relationship to interest rate and inflation trends.	Market fluctuations lead to changes in expected returns and valuation.
Planning and Zoning Risk	Review of municipal and regulatory requirements and their compliance with current or intended use.	Estimation of the impact of planning restrictions or reduced buildable area on income.	Regulatory constraints may limit development potential and reduce value.
Physical Deterioration and Maintenance Risk	Inspection of building condition, materials used, and estimated remaining useful life.	Estimation of depreciation or obsolescence percentage and required renewal cost.	Deterioration and lack of maintenance lead to value reduction due to physical and market depreciation.



Thank you

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We support you