

# Commercial Center Valuation Report (Palazzo Commercial Center)

Al Sulaimaniya District, Riyadh

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 Office center (Palazzo center)                                                                                                                                                                                                                                                                                                                                                                                     | Interest to be valued                  | Assumed to be a freehold interest                                                                                                                                     |
|                                                                     | Location                                       | <a href="https://maps.app.goo.gl/h8AHSrQF3bz34R8y8">https://maps.app.goo.gl/h8AHSrQF3bz34R8y8</a>                                                                                                                                                                                                                                                                                                                             |                                        |                                                                                                                                                                       |
| 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                                | 09/05/2026                                                                                                                                                                                                                                                                                                                                                                                                                    | 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                               | 26056011113                                                                                                                                                                                                                                                                                                                                                                                                                   | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                             | <ul style="list-style-type: none"> <li>We requested to be provided with the lease contracts. However, since they were not available as of the valuation date, we were instructed to rely on market income in forming the value opinion.</li> <li>The client was also requested to provide the leasable areas of the retail units and the maintenance and operating expenses. As these were not available at the valuation date, we were instructed to estimate them based on prevailing market rates.</li> </ul>                                                                                                                                                                                                                                                                          |
|                                                                     | Limits on analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             | <ul style="list-style-type: none"> <li>As outlined in the limitations on research and investigation, the leasable area was estimated at 85% of the total property area based on the building permit, and maintenance and operating expenses were estimated at 10%, based on prevailing rates for properties similar to the subject property.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                     | Limits on inspection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             | <ul style="list-style-type: none"> <li>According to the client's statement, maintenance work is currently being carried out on the mezzanine floor to prepare it for use as office space, and it is expected to be completed soon. Accordingly, the value opinion was prepared under the assumption that the property is fully finished.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Nature and sources of information upon which the valuer relies      | <ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are: <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> <li>Disclosures of Al Khabeer REIT Fund Manager on the Saudi Tadawul website.</li> </ul> |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Assumptions and special assumptions                                 | Assumptions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | IVS's instructions          | <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>                                                                                                                                                                                                                                                                            |
|                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Applications in this report | <ul style="list-style-type: none"> <li>None (except as indicated in the terms and conditions )</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Assumptions and special assumptions                                 | Special assumptions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | IVS's instructions          | <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> |
|                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Applications in this report | <ul style="list-style-type: none"> <li>It was assumed that the property is free from any regulatory or ownership-related restrictions or constraints that would limit its disposability or usability, and the value opinion was developed on this basis.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

## 1 Executive Summary

### Salient fact and assumptions and IVS 2025 and regulatory compliance

|                  |            |                                                          |
|------------------|------------|----------------------------------------------------------|
| Opinion of Value | 71,190,000 |                                                          |
|                  | Written    | Only seventy-one million one hundred ninety 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 | Hussam Saleh Al Shabaan      |    | 1210002672                                          | 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<br>Membership No. : 6601494 |           |                    |

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

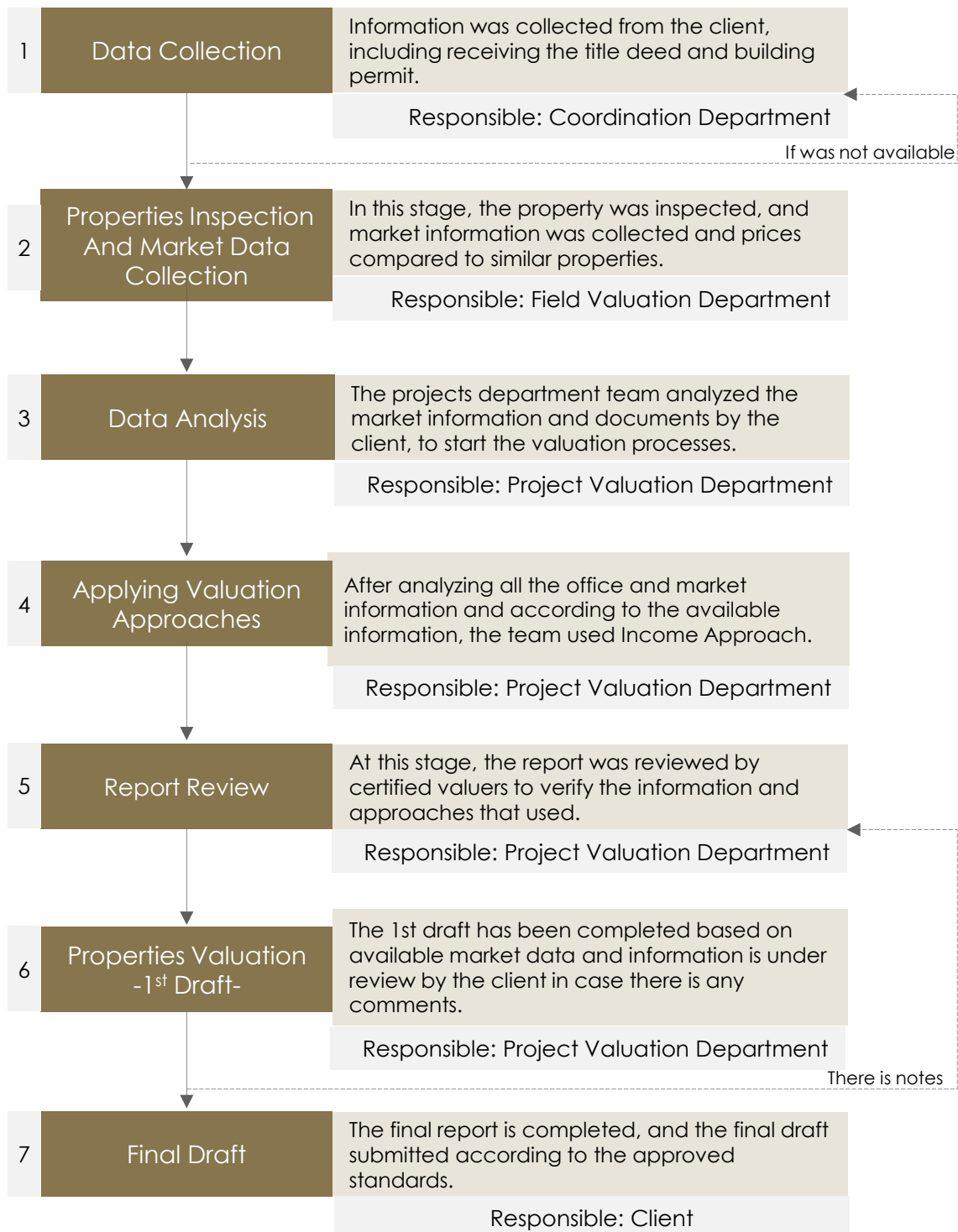
|                                                 |                                                                                      |
|-------------------------------------------------|--------------------------------------------------------------------------------------|
| Membership Number                               | 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 Riyadh

Riyadh is the capital of the Kingdom of Saudi Arabia, its 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 the most beautiful tourist attractions, which vary between entertainment places, parks, towers, and skyscrapers, in addition to ancient historical monuments.



#### Property location

#### Subject property location to major attractions

| Attraction                    | Distance | Attraction      | Distance |
|-------------------------------|----------|-----------------|----------|
| King Abdullah Financial Dist. | 15.8 km  | Boulevard World | 20.8 km  |
| King Saud University          | 11.5 km  | The View Mall   | 5.5 km   |

### 3.1 | Property Location Analysis

#### Description of the property at the neighborhood level

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of the surrounding area | <p>The property area is distinguished by its geographical location in the city of Riyadh, as it is located near Prince Muhammad bin Abdulaziz Road and Prince Abdulaziz bin Musa'ed Jalawi Road.</p> <p>On the northern side, the property area is bordered by parts of the Sulaymaniyah neighborhood, followed by Al-Orouba Road, and on the southern side, the property area is bordered by King Saud Road, followed by Al-Murabba' District. Likewise, on the eastern side, the property area is bordered by King Abdul Aziz Road, followed by King Abdul Aziz Neighborhood, and on the western side, it is bordered by the Al-Murabba neighborhood. The property is Olaya district.</p> |
| About the Neighborhood              | <p>The Sulaymaniyah neighborhood is located in the center of Riyadh and is distinguished by its geographical location, as it is bordered by main roads, the most prominent of which are King Abdulaziz Road and Al-Urouba Road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Accessibility                       | <p>The area is easily accessible through several roads, the most important of which is Prince Mohammed bin Abdulaziz Road, which is located near the subject property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



A picture showing the boundaries of the property

## 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                           | 214002002200                                           | Title deed date      | 14/09/1440 H                      |
| building permit Number                      | 2925                                                   | building permit Date | 17/02/1437 H                      |

| Property Information (Based on title deed)                                                        |                                          |             |                                                                          |
|---------------------------------------------------------------------------------------------------|------------------------------------------|-------------|--------------------------------------------------------------------------|
| Province                                                                                          | Riyadh                                   | City        | Riyadh                                                                   |
| District                                                                                          | Al Sulaimaniya                           | Street      | King Mohammed 5 <sup>th</sup> Rd.                                        |
| No. of Plot                                                                                       | From plot 333 to plot 342 from block #35 | No. of Plan | 690                                                                      |
| Property Type                                                                                     | Commercial center                        | Notes       | The property is mortgaged to Al Rajhi Banking and Investment Corporation |
| 24.700361° N 46.702111° E                                                                         |                                          |             |                                                                          |
| <a href="https://maps.app.goo.gl/h8AHSrQF3bz34R8y8">https://maps.app.goo.gl/h8AHSrQF3bz34R8y8</a> |                                          |             |                                                                          |

| Property specifications            |          |                 |         |
|------------------------------------|----------|-----------------|---------|
| Land area according to the deed    | 6,050 m2 | 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                                          | 50        | Al-Ayinh St                       | Internal      | 20           | 2     |
| South                                          | 50        | Rowyfe'a bin Thabet               | Internal      | 15           | 3     |
| East                                           | 121       | King Mohammed 5 <sup>th</sup> Rd. | Internal      | 30           | 1     |
| West                                           | 121       | Ibn Ar-ryan St.                   | Internal      | 10           | 4     |

| Property specifications |                   |                                                                                                  |             |
|-------------------------|-------------------|--------------------------------------------------------------------------------------------------|-------------|
| Structure               | Building area     | 5,519.9 m2 (Based on the building permit)                                                        |             |
|                         | Number of floors  | Ground floor + First floor                                                                       |             |
|                         | Age               | 7 years                                                                                          |             |
|                         | Num. of buildings | 1                                                                                                |             |
|                         | Air conditioning  | Central                                                                                          |             |
|                         | Finishing         | Very good                                                                                        |             |
|                         | Facilities        | Parking                                                                                          |             |
|                         | Elevators         | Not available                                                                                    |             |
| Zoning                  | Use               | Residential Commercial                                                                           | Residential |
|                         | Maximum footprint | 60%                                                                                              | 60%         |
|                         | FAR               | 1.2                                                                                              | 1.2         |
|                         | Floors            | 2                                                                                                | 2           |
| Notes                   |                   | The property is a commercial center consisting of 15 restaurants, each restaurant has two floors |             |

| 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 |
| ✓                       | ✓             | ✓              | ✓             | ✓                    |

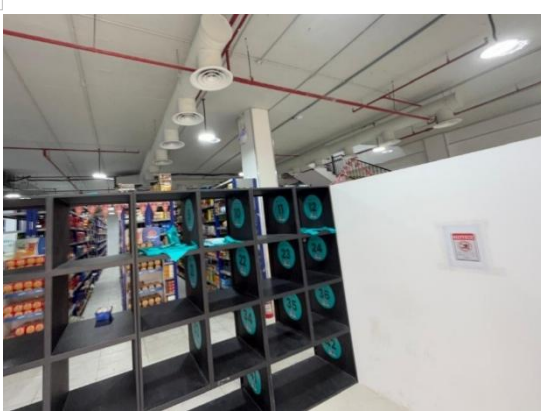
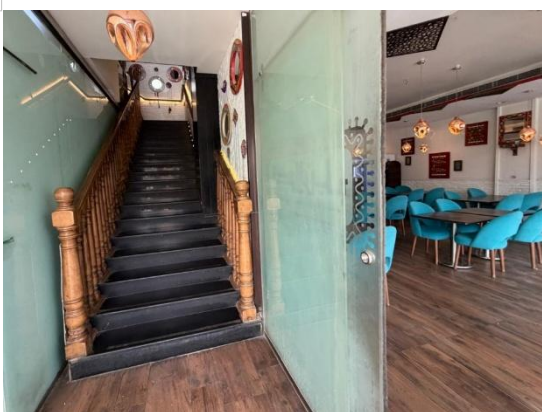
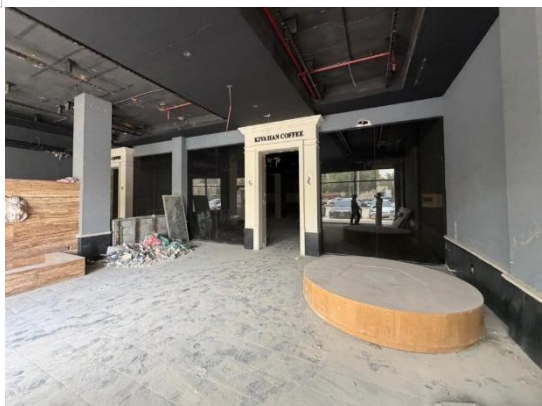
### 3.4 Nature and Source of Information

- 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 09/05/2026
- 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

| Analysis summary |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strength         | <ul style="list-style-type: none"> <li>The subject property is located near Prince Mohammed bin Abdulaziz Road</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Weakness         | <ul style="list-style-type: none"> <li>No disadvantages were observed in the property area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Opportunities    | <ul style="list-style-type: none"> <li>The property is located near the Sidra project in the city of Riyadh, which is the first integrated neighborhood in Roshn in the city of Riyadh, which will create a new urban nucleus in the property area.</li> <li>Green Riyadh Project: The program plants more than 120 residential neighborhoods in the city of Riyadh and also 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 elements. District.</li> </ul>                                                                                                                                                                                                                                                                                                                                                 |
| Threats          | <p>General risks related to the real estate market.</p> <ul style="list-style-type: none"> <li>Risks of financial, economic and natural disasters.</li> <li>Risks related to foreign exchange</li> <li>.Political and security risks</li> <li>Risks related to the application of value-added tax.</li> <li>Risks related to the implementation of the real estate transaction tax.</li> <li>Risks related to white land fees.</li> <li>Risks related to the impact of demand on residential and commercial real estate in the Kingdom of Saudi Arabia</li> <li>Risks related to the prices of electricity, water and other services.</li> <li>Competition-related risks.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the reduction in the value of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in applicable laws and regulations</li> </ul> |
| Property Risks   | <ul style="list-style-type: none"> <li>The availability of alternatives in the area of the subject property may affect supply and demand</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



## 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                                    | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Income Approach                                    | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Cost Approach                                      | <p>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.</p> |
| Residual Method                                    | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## 4.1 | Valuation Approaches

| The main factors that determining the best approach for valuation |                                                                                                                                                                           |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Factors                                                           | <ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>      |
| Approaches and methods used in the report                         |                                                                                                                                                                           |
| Market Approach                                                   | <input type="checkbox"/> Comparison Method                                                                                                                                |
| Income Approach                                                   | <input type="checkbox"/> Direct Capitalization method<br><input checked="" type="checkbox"/> <b>Discounted Cashflow method</b><br><input type="checkbox"/> Profits method |
| Cost Approach                                                     | <input type="checkbox"/> Depreciated Replacement Cost (DRC)                                                                                                               |
| Residual Method                                                   | <input type="checkbox"/> 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 mark

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 Market Rent

The subject property consists of rental units categorized as follows:

- **Retails**
- **Offices**

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 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Market Rent (Retails)

Research and investigation were conducted to estimate the expected income the subject property would generate, based on comparables in the surrounding area. The comparables referenced in this section are, in our view, the most relevant and provide a reliable indication of the values and returns for the subject property. Relative and quantitative adjustments were made between the subject property and the selected comparables to reflect differences in characteristics and their impact on value.

| Comparables List |                  |      |           |                 |
|------------------|------------------|------|-----------|-----------------|
| Property ID      | Transaction Type | Year | Area (m2) | SQM lease value |
| Property 1       | Offer            | 2026 | 144       | 1,565 SAR       |
| Property 2       | Offer            | 2026 | 132       | 1,666 SAR       |
| Property 3       | Offer            | 2026 | 185       | 1,650 SAR       |



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Relative adjustment – retails

| Comparison Criteria             | Subject property | Comparable 1   |              | Comparable 2   |              | Comparable 3   |              |
|---------------------------------|------------------|----------------|--------------|----------------|--------------|----------------|--------------|
|                                 |                  | Description    | Adjustment % | Description    | Adjustment % | Description    | Adjustment % |
| Transaction Date                | -                | 1/5/2026       |              | 1/5/2026       |              | 1/5/2026       |              |
| Value/m2                        | -                | 1,565 SAR / M2 |              | 1,666 SAR / M2 |              | 1,650 SAR / M2 |              |
| Transaction Type                | -                | Offer          | -2.5 %       | Offer          | -2.5 %       | Offer          | -2.5 %       |
| Market Conditions               | -                | Similar        | 0.0 %        | Similar        | 0.0 %        | Similar        | 0.0 %        |
| Property type                   | Retail           | Retail         | 0.0 %        | Retail         | 0.0 %        | Retail         | 0.0 %        |
| Adjustment Value                |                  | -39.125        |              | -41.65         |              | -41.25         |              |
| Adjusted Value                  |                  | 1,526 SAR / M2 |              | 1,624 SAR / M2 |              | 1,609 SAR / M2 |              |
| Accessibility                   | Very easy        | Very easy      | 0.0 %        | Very easy      | 0.0 %        | Very easy      | 0.0 %        |
| Location                        | Very good        | Very good      | 0.0 %        | Very good      | 0.0 %        | Very good      | 0.0 %        |
| Parking availalbity             | Available        | Available      | 0.0 %        | Available      | 0.0 %        | Available      | 0.0 %        |
| Vitality                        | Vital            | Vital          | 0.0 %        | Vital          | 0.0 %        | Vital          | 0.0 %        |
| Building age                    | 8 years          | 15 years       | 7.0 %        | 10 years       | 2.0 %        | 17 years       | 9.0 %        |
| Finishing level                 | Very good        | Very good      | 0.0 %        | Very good      | 0.0 %        | Very good      | 0.0 %        |
| Street width                    | 30               | 30             | 0.0 %        | 30             | 0.0 %        | 30             | 0.0 %        |
| Value/m2                        | -                | 107 SAR        | 7.0 %        | 32 SAR         | 2.0 %        | 145 SAR        | 9.0 %        |
| Adjusted Value                  | -                | 1,633 SAR / M2 |              | 1,657 SAR / M2 |              | 1,754 SAR / M2 |              |
| Weighting                       | -                | 30 %           |              | 50 %           |              | 20 %           |              |
| Subject Property Adjusted Value | -                | 1,670 SAR      |              |                |              |                |              |

- The weighted average was used to estimate the rental value of the apartment, with the highest weight assigned to Comparable 2, 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 retails leasable area (m2)                   | <b>2,478.77</b>    |
| Rental Rate per Square Meter (SAR/m <sup>2</sup> ) | <b>1,670</b>       |
| Total Rental Value for retails (SAR)               | <b>4,139,545.9</b> |

- The leasable area was estimated at 85% of the total mezzanine area stated in the building permit, as referenced in the limitations of the analysis.

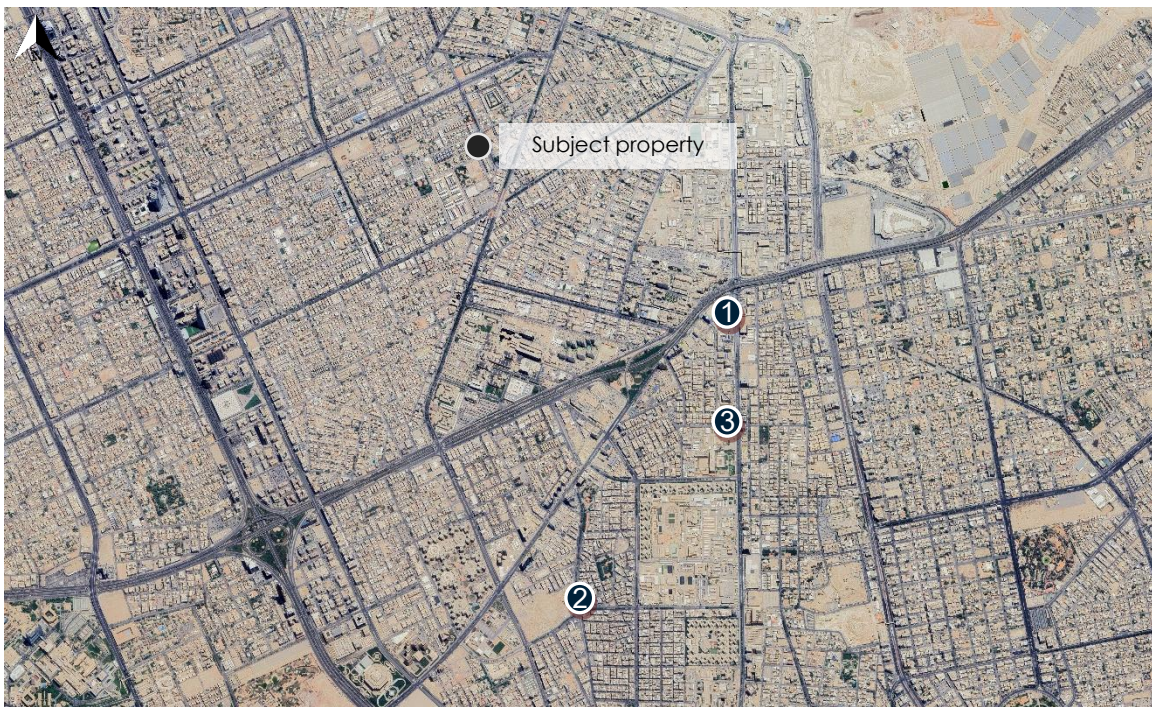
## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.3 Market Rent (Offices)

Research and investigation were conducted to estimate the expected income the subject property would generate, based on comparables in the surrounding area. The comparables referenced in this section are, in our view, the most relevant and provide a reliable indication of the values and returns for the subject property. Relative and quantitative adjustments were made between the subject property and the selected comparables to reflect differences in characteristics and their impact on value.

| Comparables List |                  |      |           |                 |
|------------------|------------------|------|-----------|-----------------|
| Property ID      | Transaction Type | Year | Area (m2) | SQM lease value |
| Property 1       | Transaction      | 2025 | 93        | 920 SAR         |
| Property 2       | Transaction      | 2025 | 60        | 1,044 SAR       |
| Property 3       | Transaction      | 2025 | 150       | 925 SAR         |



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.4 Relative adjustment – offices

| Comparison Criteria             | Subject property | Comparable 1 |              | Comparable 2   |              | Comparable 3 |              |
|---------------------------------|------------------|--------------|--------------|----------------|--------------|--------------|--------------|
|                                 |                  | Description  | Adjustment % | Description    | Adjustment % | Description  | Adjustment % |
| Transaction Date                | -                | 8/10/2025    |              | 4/8/2025       |              | 16/7/2025    |              |
| Value/Year                      | -                | 920 SAR / M2 |              | 1,044 SAR / M2 |              | 925 SAR / M2 |              |
| Transaction Type                | -                | Transcation  | 0.0 %        | Transcation    | 0.0 %        | Transcation  | 0.0 %        |
| Market Conditions               | -                | Similar      | 0.0 %        | Similar        | 0.0 %        | Similar      | 0.0 %        |
| Property type                   | Office           | Office       | 0.0 %        | Office         | 0.0 %        | Office       | 0.0 %        |
| Adjustment Value                |                  | 0            |              | 0              |              | 0            |              |
| Adjusted Value                  |                  | 920 SAR / M2 |              | 1,044 SAR / M2 |              | 925 SAR / M2 |              |
| Accessibility                   | Very easy        | Very easy    | 0.0 %        | Very easy      | 0.0 %        | Very easy    | 0.0 %        |
| Location                        | Very good        | Very good    | 0.0 %        | Very good      | 0.0 %        | Very good    | 0.0 %        |
| Finishing level                 | Very good        | Very good    | 0.0 %        | Very good      | 0.0 %        | Very good    | 0.0 %        |
| Building age                    | 8 years          | 15 years     | 7.0 %        | 15 years       | 7.0 %        | 15 years     | 7.0 %        |
| Weighting                       | Close            | Close        | 0.0 %        | Close          | 0.0 %        | Close        | 0.0 %        |
| Value/Year                      | -                | 64 SAR       | 7.0 %        | 73 SAR         | 7.0 %        | 65 SAR       | 7.0 %        |
| Adjusted Value                  | -                | 984 SAR / M2 |              | 1,117 SAR / M2 |              | 990 SAR / M2 |              |
| Weighting                       | -                | 30 %         |              | 50 %           |              | 20 %         |              |
| Subject Property Adjusted Value | -                | 1,050 SAR    |              |                |              |              |              |

- The weighted average was used to estimate the rental value of the apartment, with the highest weight assigned to Comparable 2 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.

|                                                         |                     |
|---------------------------------------------------------|---------------------|
| <b>Total Leasable Area for Offices (m<sup>2</sup>)</b>  | <b>2,213.15</b>     |
| <b>Rental Rate per Square Meter (SAR/m<sup>2</sup>)</b> | <b>1,050</b>        |
| <b>Total Rental Value for Offices (SAR)</b>             | <b>2,323,802.25</b> |
| <b>Total Rental Value for Retail Units (SAR)</b>        | <b>4,139,545.9</b>  |
| <b>Total Property Income (SAR)</b>                      | <b>6,463,348.15</b> |
| <b>Vacancy Rate – 10%</b>                               | <b>646,334.81</b>   |
| <b>Actual Property Income (SAR)</b>                     | <b>5,817,013.34</b> |
| <b>Maintenance and Operating Expenses – 10%</b>         | <b>581,701.33</b>   |
| <b>Net Operating Income (SAR)</b>                       | <b>5,235,312</b>    |

- The leasable area was estimated at 85% of the total mezzanine area stated in the building permit, as referenced in the limitations of the analysis.

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.3 Project Assumptions

- A vacancy rate of 10% was assumed for the property as a precaution for potential tenant turnover during the cash flow period.
- The prevailing market rate for maintenance and operating expenses, set at 10%, was adopted during the explicit forecast period.
- An income growth rate of 5% every three years was assumed throughout the cash flow period.

| Project Assumptions |         |
|---------------------|---------|
| Project period      | 5 Years |
| Rate of return      | 7.5 %   |
| Discount rate       | 9.21 %  |

#### 4.2.2.9 Cap rate Analysis

| Capitalization rate analysis |        |            |                 |                |                |
|------------------------------|--------|------------|-----------------|----------------|----------------|
| Property                     | City   | Sector     | Property value  | Net income     | Rate of return |
| Property 1                   | Riyadh | Commercial | 65,500,000 SAR  | 4,632,406 SAR  | 7.07%          |
| Property 2                   | Riyadh | Commercial | 40,100,000 SAR  | 3,065,350 SAR  | 7.64%          |
| Property 3                   | Riyadh | Commercial | 201,186,000 SAR | 16,000,000 SAR | 7.95 %         |

- The capitalization rate was determined at 7.5% based on the general average returns of the comparable properties referenced above, with appropriate adjustments made to reflect the location and characteristics of the subject property.

#### 4.2.1.9 Maintenance & Operation Analysis

| Maintenance & operation rate analysis |        |                     |                |                    |                                |
|---------------------------------------|--------|---------------------|----------------|--------------------|--------------------------------|
| Property                              | City   | Sector              | Net income     | Maintenance & opex | Operation and Maintenance Rate |
| Property 1                            | Riyadh | Commercial & Office | 29,070,935 SAR | 4,726,026 SAR      | 16.26%                         |
| Property 2                            | Jeddah | Commercial & Office | 32,845,704 SAR | 4,563,072 SAR      | 13.89%                         |

- The maintenance and operating expense rate for the commercial center was set at 10%, based on the general averages of the comparable properties referenced above, with appropriate adjustments made to reflect the location and characteristics of the subject property.

### Cash Flow Analysis

- An analysis of the projected cash flows was conducted, taking into account inflation, occupancy levels, and the market absorption rate. All costs related to construction, maintenance, and operations—if any—were deducted to arrive at the net cash flows.
- The net cash flows were then discounted at a rate of 9.21% to reflect the risks associated with the property.

| Discount rate by observed or inferred rates/yields |       |                                                  |
|----------------------------------------------------|-------|--------------------------------------------------|
| Rates                                              | Value | Source                                           |
| Risk-free rate                                     | 5.33% | <a href="#">Saudi Exchange</a>                   |
| Inflation rate                                     | 2.10% | <a href="#">General Authority for Statistics</a> |
| Market Risk                                        | 0.78% | <a href="#">Aswath Damodaran Platform Data</a>   |
| Property Risk                                      | 1.00% | Valuer's estimate of the market                  |
| Discount rate                                      | 9.21% |                                                  |

### Valuation Result

|                                  |                |
|----------------------------------|----------------|
| Income Approach Valuation Result | 71,190,135 SAR |
|----------------------------------|----------------|

## 4.3 Opinion of Value

| Opinion of value |                                                          |
|------------------|----------------------------------------------------------|
| Value            | 71,190,000                                               |
| Currency         | ﷲ                                                        |
| Written          | Only seventy-one million one hundred ninety 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 Assumptions and Limiting Conditions

5.3 Valuation Standards

5.4 Obligations When Performing a Valuation Under Uncertainty

5.5 Cash Flow Analysis

5.6 Market Study

5.7 Risks Study and Analysis

## 5.1 Documents



### صك رهن وتملك عقار

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

فإن قبيلة الأرض ٣٣٣ وقطعة الأرض ٣٣٤ وقطعة الأرض ٣٣٥ وقطعة الأرض ٣٣٦ وقطعة الأرض ٣٣٧ وقطعة الأرض ٣٣٨ وقطعة الأرض ٣٣٩ وقطعة الأرض ٣٤٠ وقطعة الأرض ٣٤١ وقطعة الأرض 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 مشاة عرض ١٠م | بطول: (١٢١) مائة و واحد و عشرون متر |

ومساحتها : (٦٠٥٠) ستة آلاف 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 الأول بالرياض برقم ٧١٠١٦٠٤٥١٢٤ في ٢٧ / ٤ / ١٤٤٠ هـ . قد تم رهنها وما أقيم أو سيقام عليها من بناء لصالح / شركة الراجحي المصرفية للاستثمار بموجب سجل تجاري رقم ١٠١٠٠٠٠٠٩٦ في ٢٥ / ١٠ / ١٣٧٦ هـ ضماناً لوفائه بـ/ بما عليه من مستحقات مالية لصالح مصرف الراجحي بموجب سجل تجاري رقم ١٠١٠٠٠٠٠٩٦ بمبلغ وقدره ( ٣٨١٨١٨١٨.١٩ ) ريال ثمانية و ثلاثون مليوناً و مائة و واحد و ثمانون ألفاً و ثمانمائة و ثمانية عشر ريال و تسعة عشر هللة المجاز من الهيئة الشرعية برقم ١٨٠٧٢ في ٣ / ٧ / ١٤٣٩ هـ ، على أن يتم سداد الميونيّة على أقساط كل ستة أشهر من تاريخ صرف التمويل بقيمة 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 اكتمال 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 هنييف الله بن احمد العمري



## 5.1 Documents







### رخصة بناء

|           |              |
|-----------|--------------|
| نوع الطلب | نقل ملكية    |
| الأمانة   | منطقة الرياض |
| البلدية   | الحي         |

|                |            |
|----------------|------------|
| رقم الإخطار    | ٢٩٢٥       |
| نوع الإخطار    | رخصة بناء  |
| حالة الإخطار   | سارية      |
| تاريخ إصدارها  | ١٤٣٧-٠٢-١٧ |
| تاريخ إنتهاؤها | ١٤٤٠-٠٢-١٧ |

|                     |              |                      |
|---------------------|--------------|----------------------|
| نوع المبنى          | نوع المبنى   | ١٠١٠٨٩٣٨٠٢           |
| تاريخ وثيقة الملكية | ٢١٤٠٠٢٠٠٢٢٠٠ | ١٤٤٠٠٢-١٤            |
| رقم المخطط          | ٦٩٠          | رقم (من ٣٣٢ إلى....) |

|                   |                       |
|-------------------|-----------------------|
| اسم صاحب الرخصة   | شركة أول شفا العقارية |
| نوع وثيقة الملكية | ملك                   |
| نوع البناء        | تجاري                 |
| الحي              | حي تسليمانيه          |

#### الواجهة



#### الحدود و الأبعاد و الارتدادات بالمتر

| الجهة       | الحدود            | الارتفاع (م) | الارتداد (م) |
|-------------|-------------------|--------------|--------------|
| شمال        | شارع عرض ٢٠ م     | ٤٠           | ٤            |
| شرق         | شارع عرض ٢٠ م     | ١٠٩          | ٢٠           |
| جنوب        | شارع عرض ١٥ م     | ٤١           | ٣            |
| غرب         | ممر مشاة عرض ١٠ م | ١١٤          | ٣            |
| مساحة الأرض |                   | ٦٠٠١ م       | ٢ م          |

#### الموقع العام



#### عرض مكونات البناء

| اسم المكون         | عدد الوحدات | الاستخدام | عدد الأدوار       | المساحة |
|--------------------|-------------|-----------|-------------------|---------|
| سراير              | ٢٠          | تجاري     | ٢                 | ٢٦٠٢,٧  |
| الوحى تجاري        | ١٥          | تجاري     | -                 | ٢٩١٩,٢  |
| غرفه كهرمان        | ٢٠          | خدمات     | ٢                 | ١٢٨,٣٤  |
| اسواق              | ١٠          | خدمات     | -                 | ٢٧١     |
| مساحة البناء الكلى |             | ٨٨٩,٢٤    | نسبة البناء ٩٨,٠٧ |         |

"تستعرض بقية مكونات البناء المسج بالارتداد الذي في الأعلى"

#### الموقع بالنسبة للصورة الفضائية



#### بيانات التعاقب

|                      |                                                     |
|----------------------|-----------------------------------------------------|
| الوكيل العدلي المصمم | الدكتور الفقيه العربية للاستشارات الهندسية - الرياض |
|----------------------|-----------------------------------------------------|

#### إحداثيات الموقع

الشمالية: ٤٦٠٢

الشرقية: ٣٧٠٠٥٢٢٨٦٩

#### الرسوم المستدقة على الرخصة

و تم سدادها بموجب الرضال رقم ١٤٣٧-٠٢-١٦

#### ملاحظات

[www.alriyadh.gov.sa](http://www.alriyadh.gov.sa)

[amanatalriyadh](#)

## 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 | Obligations When Performing a Valuation Under Uncertainty

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Uncertainty</b>               | When uncertainty in valuation is disclosed, the purpose is to give notice that the valuation report has been prepared under exceptional and unusual circumstances, which applies to the current situation of valuing this property. This arises from the inability to predict future changes that may affect the market and the value of the subject property. This condition is not intended to imply that the valuation should not be relied upon. Rather, this status is disclosed based on the principle of transparency with all parties related to the valuation, and it signifies that the current level of certainty under these exceptional circumstances is lower than it would be under normal circumstances. |
| <b>Dealing with uncertainty</b>  | Dealing with uncertainty constitutes an additional challenge, given that it is an inherent element in the valuation process, which is an estimate of the most probable outcome based on a set of assumptions and data available at the valuation date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>professional skepticism</b>   | The highest degree of professional skepticism was exercised throughout all stages of the valuation process, and a critical view was adopted when searching for, selecting, and applying valuation evidence and inputs within the methods and models used, commensurate with the degree of uncertainty prevailing in the market. Special care was also taken and an increased level of professional skepticism was applied when dealing with significant uncertainties that could have a material impact on value.                                                                                                                                                                                                        |
| <b>Valuation risk</b>            | All risks associated with the valuation process were considered when preparing this report, to ensure that the stated opinion of value reflects the intended use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Valuation Quality Control</b> | The International Valuation Standards (IVS) 2025 introduced a specific section within the Valuation Framework Standard for the management of valuation quality, which mandates the "application of controls to ensure the quality of the valuation process when performing a valuation," in order to reduce valuation risks. Valuation Quality Control was applied by the certified valuer in accordance with the requirements of this standard.                                                                                                                                                                                                                                                                         |

## 5.4 | Obligations When Performing a Valuation Under Uncertainty

|                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Professional Procedures Followed in Preparing the Valuation Report</b></p> | <p>The quality of the valuation process was monitored and controlled by managing the risks of all stages of the valuation process and reducing them to the lowest possible level.</p> <p>Professional skepticism and professional judgment were exercised when investigating, selecting, modifying, and considering the use of more than one approach, method, or model in the valuation, commensurate with the intended use, the nature of the asset, and the degree of uncertainty.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Disclosures and clarifications</b></p>                                     | <p>The valuation report was prepared considering the issuance of resolutions related to the White Land Fees system and vacant real estate, as well as the application of regulatory provisions concerning the relationship between lessor and lessee in the city of Riyadh.</p> <p>The valuation was performed under circumstances characterized by uncertainty and based on data available at the time, in addition to the insufficient ability to predict anticipated future changes and the extent of their impact on the resulting value, and that there is a degree of uncertainty in the resulting value.</p> <p>The resulting value is valid as of the valuation date and for a specified period under normal market conditions, and that this does not include the impact of any unexpected subsequent events on the market or on the asset itself during this period, and consequently, on the resulting value.</p> <p>This disclosure does not conflict with our commitment to professional work that negates the ignorance (or non-disclosure) of any material information likely to affect the valuation result, and to a level higher than that of normal circumstances to reach the opinion of value.</p> |

## 5.5 | Cash flow analysis

| Cash Flow Analysis                 | Total          | Year 1       | Year 2       | Year 3       | Year 4       | Year 5        |
|------------------------------------|----------------|--------------|--------------|--------------|--------------|---------------|
| Total property income              | 32,316,741     | 6,463,348    | 6,463,348    | 6,463,348    | 6,463,348    | 6,463,348     |
| Vacancies - 10.0%                  | (3,231,674.08) | (646,334.82) | (646,334.82) | (646,334.82) | (646,334.82) | (646,334.82)  |
| Actual income                      | 29,085,066.68  | 5,817,013.34 | 5,817,013.34 | 5,817,013.34 | 5,817,013.34 | 5,817,013.34  |
| Operation and maintainance - 10.0% | (2,908,506.67) | (581,701.33) | (581,701.33) | (581,701.33) | (581,701.33) | (581,701.33)  |
| Net operation income (NOI)         | 26,176,560     | 5,235,312    | 5,235,312    | 5,235,312    | 5,235,312    | 5,235,312     |
| Terminal value                     | -              | 0.00         | 0.00         | 0.00         | 0.00         | 69,804,160.02 |
| Net cash flows                     | 26,176,560.01  | 5,235,312    | 5,235,312    | 5,235,312    | 5,235,312    | 75,039,472    |
| Discount rate                      | -              | 1.00         | 0.92         | 0.84         | 0.77         | 0.70          |
| Net present flow                   | 71,190,135     | 5,235,312    | 4,793,803    | 4,389,527    | 4,019,346    | 52,752,147    |

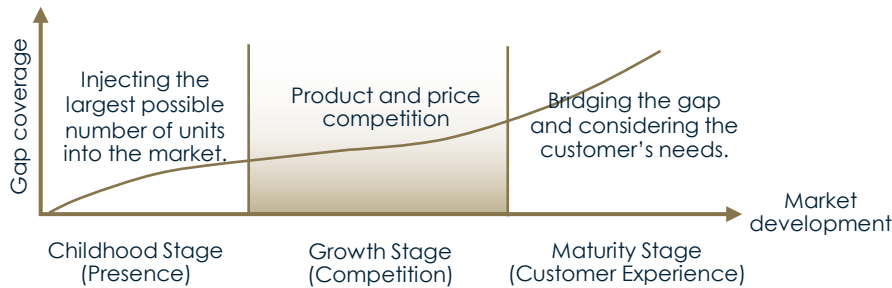
| KPI's         | Total          |
|---------------|----------------|
| Present value | 71,190,135     |
| Total value   | 71,190,000 SAR |

## 5.6 Overview of the Real Estate Sector

### Current State of Real Estate

- The real estate development sector in the Kingdom has witnessed significant growth, as the real estate sector is considered one of the main contributors to the Gross Domestic Product (GDP).
- 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.

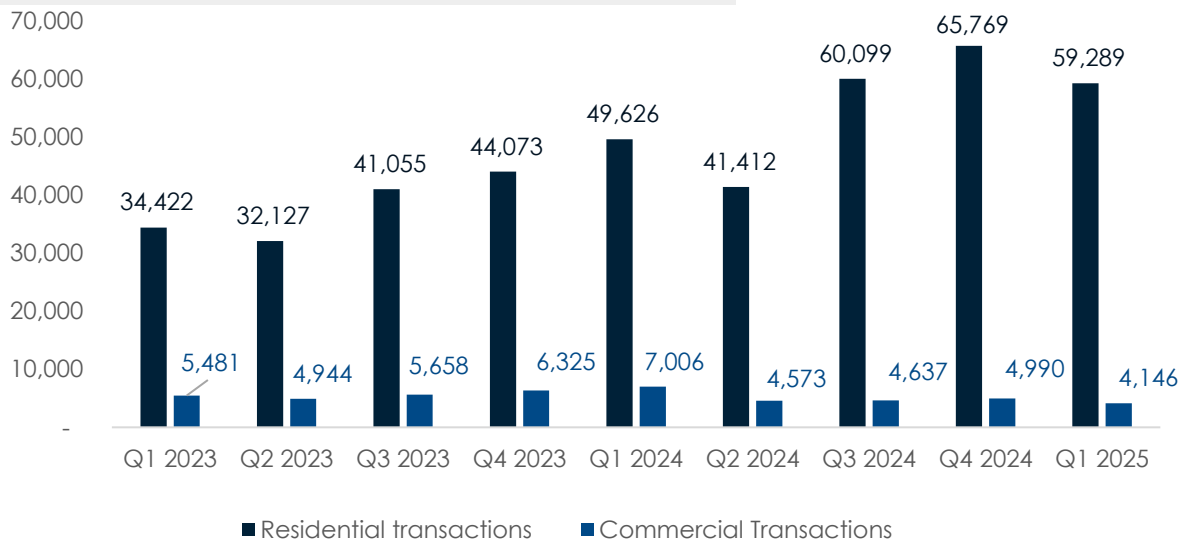
#### Stages of real estate market development



### The Main Driving Forces Of The Real Estate Sectors.

- |                                                                                                |                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  Residential  | <ul style="list-style-type: none"> <li>Population growth</li> <li>Government initiatives and their impact on increasing demand</li> <li>Interest rates and their impact on real estate financing</li> </ul> |
|  Office      | <ul style="list-style-type: none"> <li>Government initiatives for regional headquarters in the Kingdom.</li> </ul>                                                                                          |
|  Commercial  | <ul style="list-style-type: none"> <li>Recovery in the food and beverage, and entertainment sectors</li> <li>Growth in retail sales and consumer spending</li> </ul>                                        |
|  Industrial | <ul style="list-style-type: none"> <li>Demand for warehouses and the supply volume in the market</li> <li>Increased activity in the manufacturing and logistics sectors</li> </ul>                          |

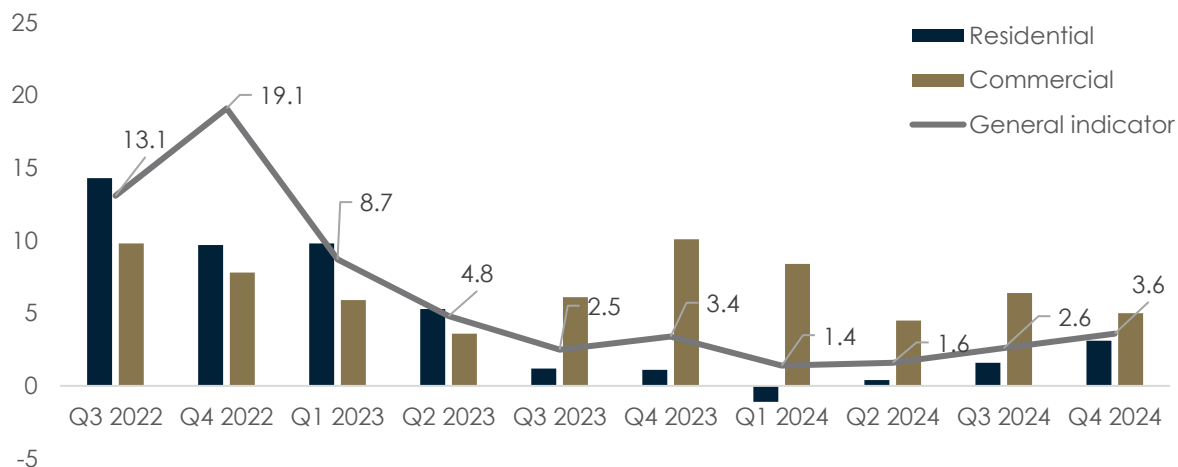
### Real estate transactions executed in the Kingdom.



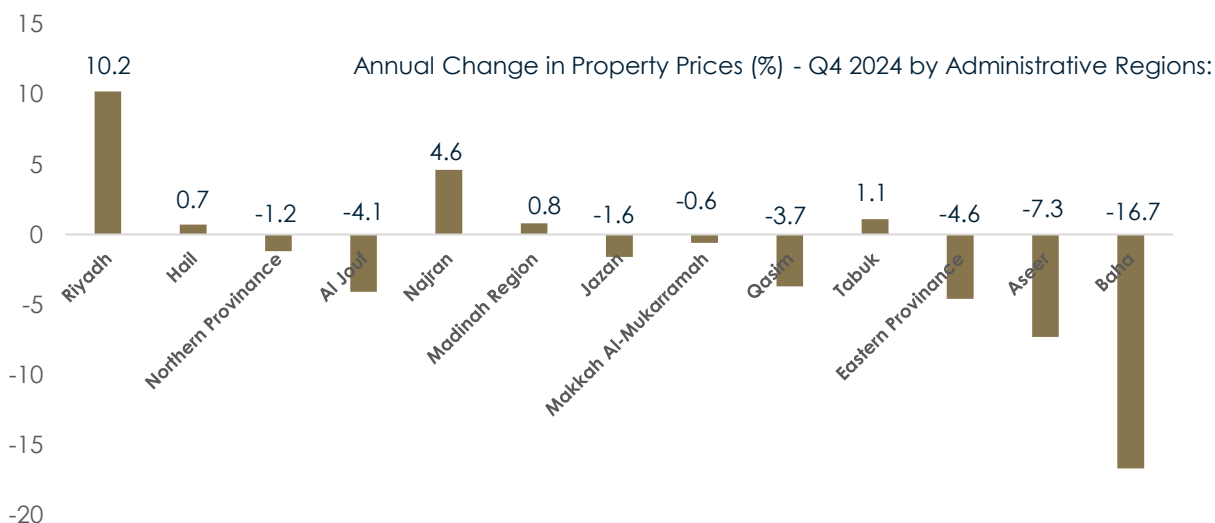
## 5.6 Overview of the Real Estate Sector

### Growth of Real Estate

- Real estate sector data indicates an increase in property prices during the fourth quarter of 2024 compared to the same quarter in 2023. The residential sector saw a rise of 3.1%, which accounts for 72.6% of the price index, driven by a 2.5% increase in residential land prices, which represent 45.7% of the sector's weight. As for the commercial sector, property prices rose by 5.0% in the fourth quarter of 2024, influenced by a 5.2% increase in commercial land prices. Additionally, building prices saw an increase of 5.1%.



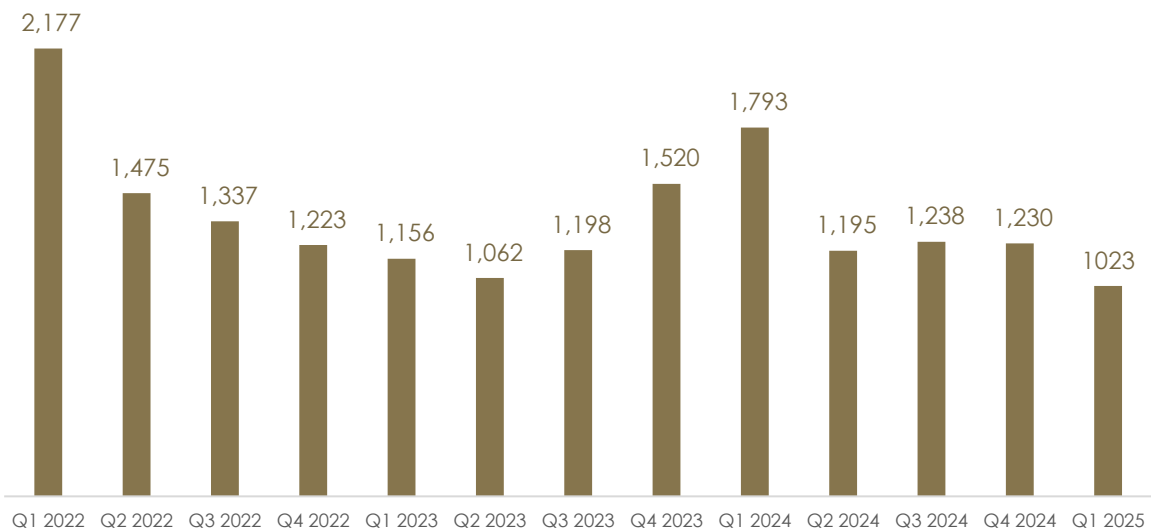
- The annual change rate in property prices across the Kingdom of Saudi Arabia was 3.6%, mainly driven by a 10.2% increase in prices in Riyadh, which has the highest relative weight in the price index at 47.8%. In contrast, the Makkah and Eastern regions saw declines in property prices by 0.6% and 4.6%, respectively, with relative weights of 16.1% and 24.1%. Regarding other regions, Najran and Tabuk recorded the highest annual increases after Riyadh, with increases of 4.6% and 1.1%, respectively. Meanwhile, Al-Baha and Asir regions recorded the largest price decreases, with declines of 16.7% and 7.3%, respectively.



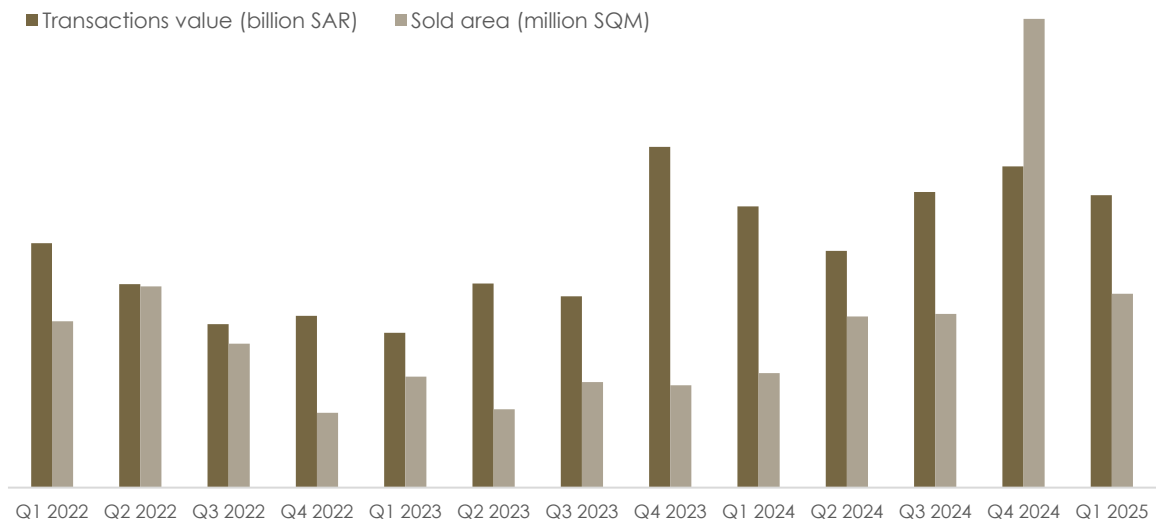
## 5.6 Commercial Sector

### Overview of Commercial Sector in Riyadh

- No. of Commercial Transactions in Riyadh



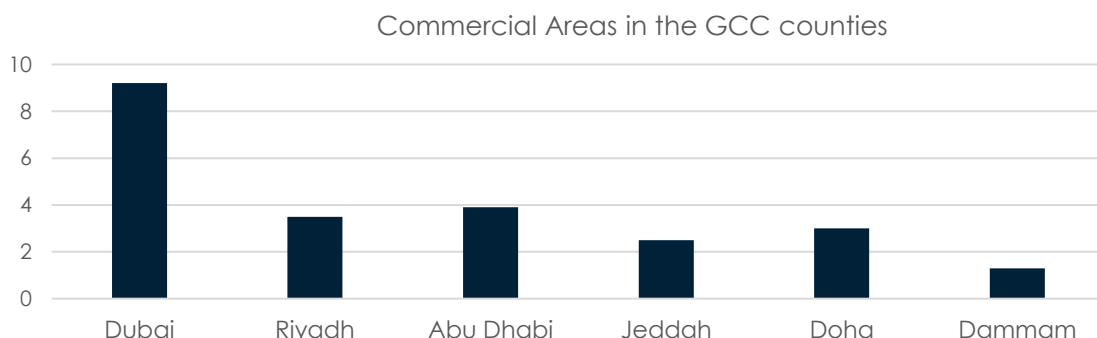
### Comparison Between The Sold Lands And Its Values



## 5.6 Commercial Sector

### Overview of Commercial Sector

- Riyadh leads the growth of commercial spaces in the Kingdom, with an occupancy rate of 90%. The current commercial space in the city stands at around 3.6 million square meters, with an addition of 27,050 square meters during the first quarter of 2024. Available space is expected to increase by 28%, reaching 4.6 million square meters by 2026. Although Riyadh is the second-largest city in the region in terms of commercial space, it still has about 50% less space compared to Dubai. With the ongoing efforts to transform Riyadh into a global economic hub, the city is expected to experience accelerated growth in commercial spaces to meet future demand. Despite the currently large supply of commercial space, it does not align with the city's population size, which is nearly double that of Dubai — highlighting a clear gap in available commercial space. Addressing this gap becomes increasingly important given the projected population growth in Riyadh by 2030.



### Commercial Sector (Riyadh – Q1 2025)

- The retail sector in Riyadh continues to evolve, with an increasing focus on entertainment projects and lifestyle-oriented retail concepts, which have become key components in development plans and new offerings across the city. Over the past 24 months, more than 73,000 square meters have been added to the retail sector.

#### Key Commercial Projects in Riyadh

- Current Available Space: 452,800 m<sup>2</sup>
- Future Supply by 2027: 232,000 m<sup>2</sup>
- Total Expected Supply by 2027: 684,800 m<sup>2</sup>
- Number of Ongoing Development Projects: 27
- Average Occupancy Rate (F&B Sector): 84%
- Number of Future Development Projects: 6
- Total Number of Projects by 2027: 33
- Average Occupancy Rate: 96%
- Average Rental Price: SAR 2,360

#### Key Commercial Projects in Riyadh

- Al Bujairi
- The Zone
- Roshn Front
- Veranda
- The Boulevard
- Midtown
- Turki Square
- River Walk
- Via Riyadh
- Joy Avenue
- U Walk

## 5.7 | Risks Study and Analysis

| Type of Risk                                | Qualitative Analysis                                                                                               | Quantitative Analysis                                                                                                    | Effect on 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 (%10), 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 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

نحنُ لك سندٌ  
We support you