

Fund Objectives

Mulkia Gulf Real Estate REIT is a Sharia compliant closed public traded listed real estate investment fund, established according to the laws and regulations in the Kingdom of Saudi Arabia & regulated by Capital Market Authority. The Fund aims to acquire real estate properties that are constructed & developed, capable of achieving periodic income, the fund should distribute at least 90% of the fund net profit.

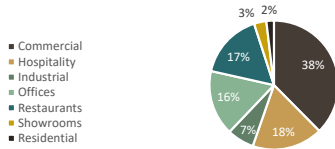
Fund Information

Fund size	681,086,520 SAR
Unit Nomial value (IPO)	10 SAR
Date of Inception	11-Sep-17
Date of listing	5-Nov-17
Fund Duration	99 Years
Fund Management fees	1% of fund total assets after deduction of fund expenses
Custody fees	Maximum of 0.04% from fund assets - annually
Risk level	Moderate to high
Dividend distribution Policy	Distribution of cash dividend not less than 90% of fund annual net profit
Valuation frequency	Minimum once every six months
Dividend distributions	Quarterly
Shariah compliance	Approved from Shariah Committee

Fundamental and non fundamental changes

13-Apr-21	Mulkia investment announces dividend distributions to the unitholders
6-Apr-21	Mulkia investment announces availability of Factsheet for Q1 2021
1-Apr-21	Mulkia investment announces publishing the fund's T&C in English

Fund Activities Distribution



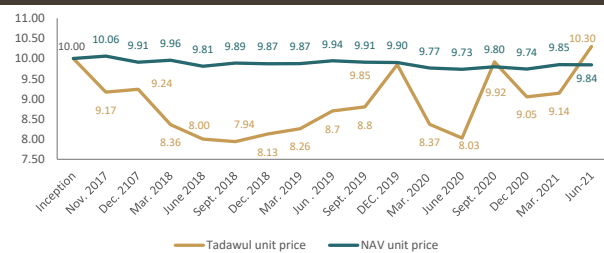
Fund Properties & Their Ratios



Fund properties Occupancy:

Property	Occupancy %
West Avenue Mall- The Elite- Vivienda villas - Dinar Commercial building- Teqnia complex- First room- Khamees Mushait restaurant- Obhur	100% *One main lease contract*
Yasmin building - Alsheraa project	Vacant

Unit Price Performance



All numbers shown in the factsheet are based on NAV fair value as of 30 June 2021 and not audited.

Fund's total expenses and fees during the period

Expense / Fee	Amount	Percentage of total assets
Financing fees " as per market conditions and agreement signed with bank"	2,268,261	0.22%
Management fees	2,532,680	0.24%
Custodian fees	60,608	0.01%
Other fees	349,232	0.03%
Depreciation and doubtful debts	6,280,312	0.60%
Total expenses and fees	11,491,092	1.11%

Disclaimer:

This statement has been prepared based on data from sources considered reliable by the company. Financial and non-financial assumptions and estimates were based on the best estimates available to the company at the time of preparing this document. These assumptions and financial and non-financial estimates may change negatively or positively when an unexpected event arises after preparing this document.

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Mulkia Investment Company

Is a Saudi (Closed Joint Stock) Company holding CR. No. 1010407245, headquartered in Riyadh.

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