



**MULKIA
INVESTMENT**

ملكيا
عقارات
الخليج
ريـت

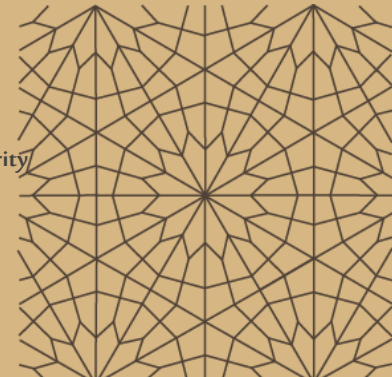
**MULKIA
Gulf Real Estate REIT**

Mulkiya – Gulf Real Estate REIT Fund

Fourth Unitholders Quarterly Statement - 2022

Licensed by Saudi Capital Market Authority
No. (13170- 37) in 5/11/2013

Fund reports are available upon request free of charges





Fund summary

Fund Manager Mulkia investment Company

Type of Fund Closed Public Fund

Fund Period 99 Years

Fund Capital IPO 600,000,000 SAR

Current Fund Capital 681,086,520 SAR

Fund Launching 05/11/2017

Fund Auditor

Ibrahim Ahmed Al Bassam & Partners accountants



Custodian



Shariah Committee

Shariah Review Bureau



Valuators

• Estnad for real-estate valuation



• Valie Real Estate Valuation



Fund Objectives:

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 during the fund's lifetime and at a minimum of once a year within 90 days of the end of the fiscal year ending 31 December as per the following strategy:

- Investment of 75% of the total value of the Fund's assets based on the latest audited financial statements in a constructed & developed properties and are subject to periodic and rental income.
- Investing 25% or less of the total value of the Fund's assets according to an audited financial statement in a real estate development. The development can be through the development of the properties owned by the Fund in order to raise rental yields and achieve capital returns at partial sale or through investment in real estate development in non-owned properties to the Fund.
- The Fund aims to invest at the beginning of its launch in real estate in the commercial, industrial and residential sectors, and can invest in subsequent periods in other sectors that achieve regular returns exceeding the average yield of the Fund for the last 12 months.
- All Fund investments is shariah compliant.
- All Fund investment will be inside Kingdom of Saudi Arabia.
- The Fund may invest in real estate investment funds that comply with Shariah principles, not exceeding 10% of the total value of the Fund's assets according to the latest audited financial statements.

Dividend distribution policy:

The fund should distribute at least 90% of the fund's net profit during the fund's lifetime and at a minimum of once a year within 90 days of the end of the fiscal year ending 31 December





Fund Information

Fund size	681,086,520 SAR
Unit Nominal 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, and at a minimum of once a year within 90 days of the end of the fiscal year ending 31 December.
Valuation frequency	Minimum once every six months
Shariah compliance	Approved from Shariah Committee





Quarterly Financial data as of 31 December 2022

Tadawul unit price end of quarter (SAR)	7.75
Percentage of rental income to unit price for current quarter	4.96%
Percentage of total expenses & fees (Including Depreciation, Management fees & the impairment loss in Real-estate investment)	1.95%
Percentage of borrowing (used financial facilities to fund total assets)	41.44%
Period for fulfillment and due date	5
Loan maturity date	28/12/2027
Percentage of total expenses to fund total assets	0.25%
NAV unit price	9.60
Fund's total assets	1,393,370,734
Fund units NAV value SAR	654,178,118

- All numbers shown in the factsheet are based on total fair value as of 31\12\2022, Based on unaudited preliminary data.





Dividend distributed

Dividend distributed	Standing Units in The Fund	Amount distributed	Distributions per unit SAR
2017	60,000,000	6,300,000	0.105
2018	60,000,000	40,800,000	0.68
2019	60,000,000	40,800,000	0.68
Jan. & Feb. 2020	60,000,000	7,200,000	0.12
March 2020 to December 2020	68,108,652	20,432,595.60	0.30
Q1 2021	68,108,652	8,854,124.76	0.13
Q2 2021	68,108,652	8,854,124.76	0.13
Q3 2021	68,108,652	8,854,125.76	0.13
Q4 2021	68,108,652	12,259,557.36	0.18
Q1 2022	68,108,652	8,854,125.76	0.13
Q2 2022	68,108,652	8,854,125.76	0.13
Q3 2022*	68,108,652	8,854,125.76	0.13
Dividends to NAV (Q3 of 2022) %		1.35%	

(*) Dividends maturity period:

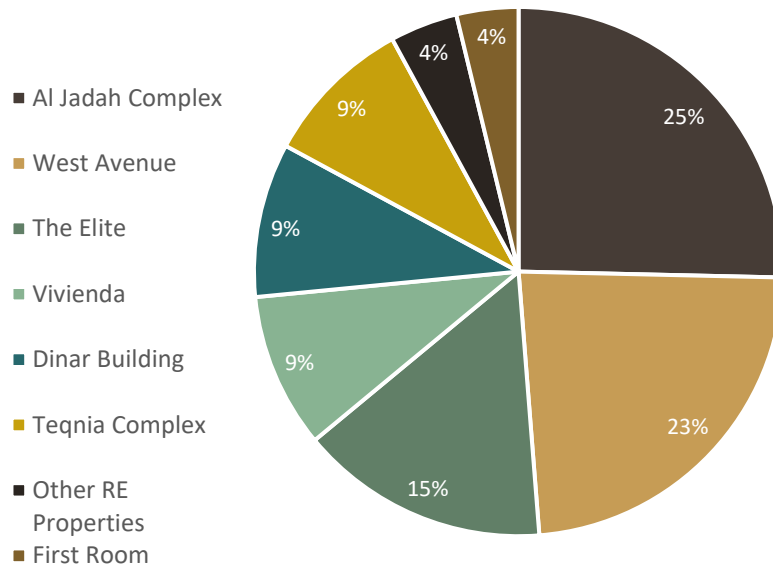
The eligibility of dividends shall be for the unit holders registered in the registers of the Securities Depository Center by the end of Tuesday 29/03/1444H corresponding 25/10/2022G (end of Sunday trading day on 27/03/1444H corresponding to 23/10/2022G).



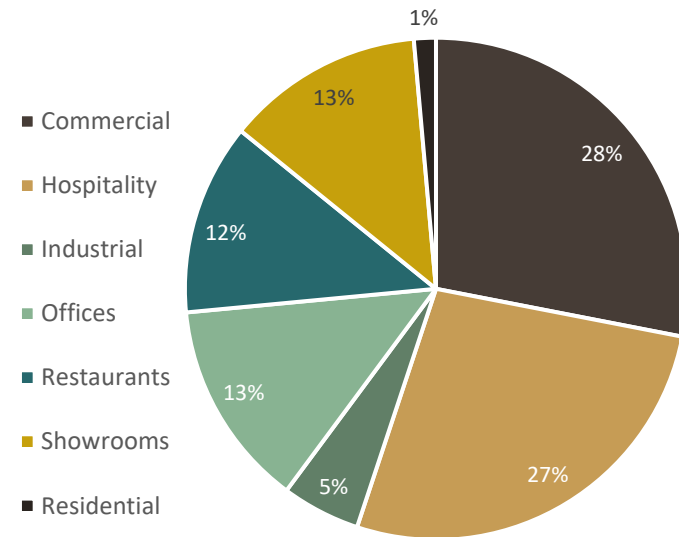


Fund's Properties & Activities

Fund Properties & Their Ratios



Fund Activities Distribution



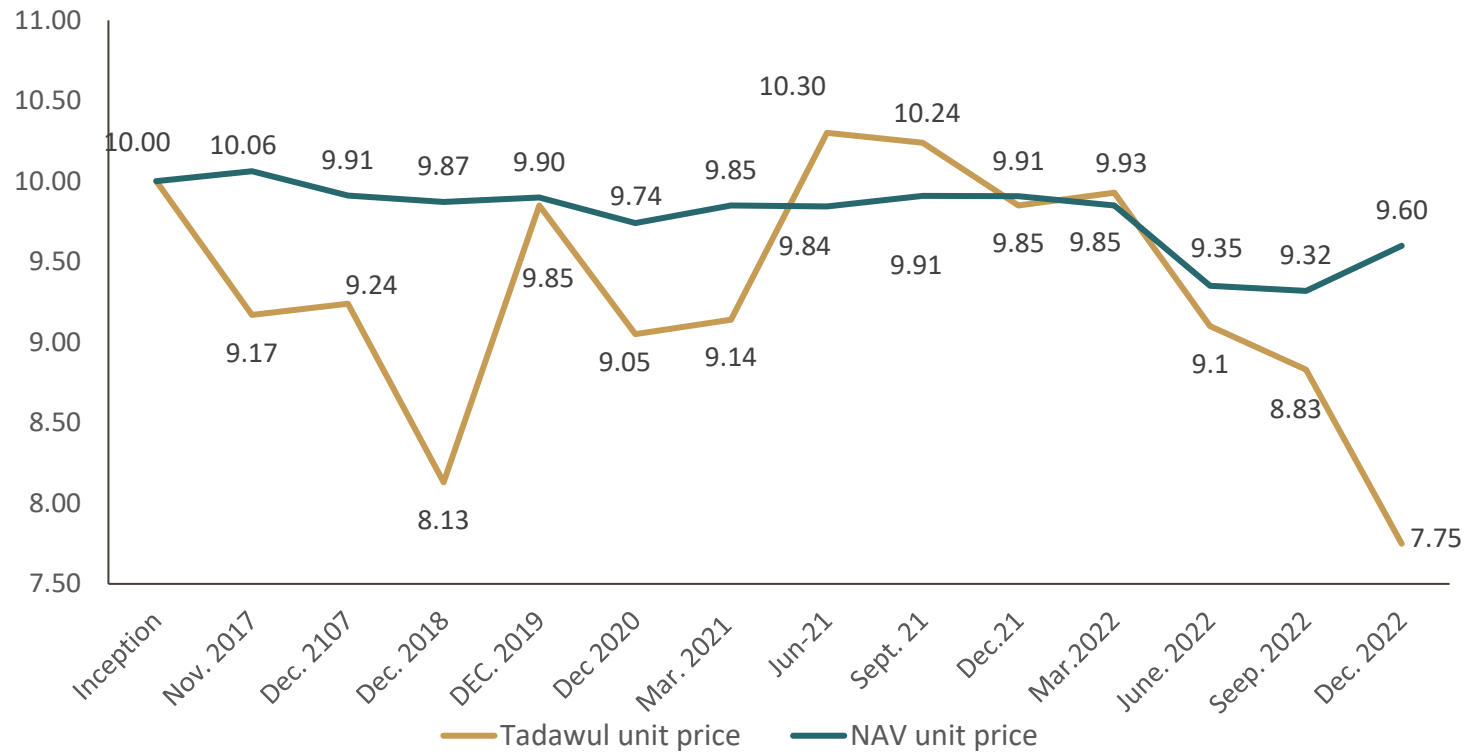
Properties' Occupancy rates

	Property	Activity	Occupancy
1	Al Jadah Complex	Commercial	66%
		Hospitality	Operating Contract
2	West Avenue Mall	Commercial	100%
3	The Elite	Commercial	100%
4	Vivienda Hotel Villas - Riyadh	Hospitality	100%
5	Dinar Commercial Building	Commercial & administrative	100%
6	Teqniya Commercial Complex	Commercial & Industrial	100%
7	Hotel Apartment Building in Riyadh, Al Namothagiah District	Hospitality	100%
8	Yasmine Residential Building	Residential	100%
9	Restaurant building in Jeddah , Al Shiraa	Restaurant	Vacant
10	Restaurant Building in Khamis Mushait	Restaurant	Vacant
11	Restaurant building in Jeddah , Obhur	Restaurant	100%





Unit Price Performance





Fund's total expenses and fees during the quarter

Expense / Fee	Amount	% of total assets
Financing fees (as per market conditions and agreement signed with bank)	7,903,725	0.57%
Management fees(1% of total assets after deducting expenses)	3,038,934	0.22%
Custodian fees(Maximum 0.04% per annual of the fund's assets)	82,118	0.01%
Other fees(Maximum 0.25% of total assets)	3,069,141	0.22%
Depreciation and Impairment and Doubtful debts	13,027,918	0.93%
Total expenses and fees charged during the quarter (Including financing, depreciation expenses & Impairment in real estate investments)	27,121,836*	1.95%

- **The upper limit for all the expenses are based on the terms and conditions:**

It is expected that the cost percentage will not exceed 1.25% from the fund's assets value, excluding debt facilities, depreciation, and the decrease in the real estate assets value. All the irregular fees or the fees that have unspecified entitlement are exempt from this percentage.

(*) Non-cash expenses account 48.03% of total expenses and charges charged during the quarter.





Fundamental and non fundamental changes

31 October 2022

Mulkiya Investment Company announces, in its capacity as the fund manager of Mulkiya Gulf Real Estate REIT, the appointment of "Gulf Real Estate Company" as the property manager for West Avenue Mall that is owned by the fund.

20 December 2022

Mulkiya Investment Company, the manager of Mulkiya Gulf Real Estate REIT Fund (the "Fund"), announces that, based on the quarterly review of the components of FTSE Ipra Nareit Global Real Estate Index for Q4 2022, Mulkiya Gulf Real Estate REIT Fund has joined the index as of 19/12/2022.





Stay in touch

You can contact **Mulkia** any time and of course our employees will be happy and ready to answer your inquiries for a better service..

Kingdom of Saudi Arabia
Prince Abdul Aziz Bin Musaid Bin Jalawi- The Elite –
Building No. 8565 , 1st floor.

P. O. Box: 52775, Postal Code: 12234

Tel: +966 8001199992
Fax: +966 (11) 293 2799

Email :

info@mulkia.com.sa

www.mulkia.com.sa

Management	Ext.	Email
Customer Services	610	crm@Mulkia.com.sa
Complaints & comments	511	complaints@mulkia.com.sa



Disclaimer...

- This statement was prepared on the basis of data from sources considered reliable to the company. Financial and non-financial assumptions and estimates were based on the best estimates available to the Company at the time of preparation of this document and these financial and non-financial assumptions and estimates may change negatively or positively when an unexpected event arises after the preparation of this document.
- This offer is not intended to be exclusive or contain all the information the recipient wishes to obtain to assess the performance of the security or investment risk. In its decision, the recipient must rely on his or her own review and assessment of the investment opportunity, including potential benefits and risks. No party has the right to interpret the contents of this offer as advice in any way, but each receiving party must refer to its advisers in relation to any matters relevant to its possible decision. The company will provide the opportunity to ask company officials questions about any aspects of the offer as well as the opportunity to obtain additional information that the company owns or can obtain without unreasonable effort or costs.
- Mulkia reserves all rights (including copying rights, trademarks, patents, and any other property or intellectual rights) relating to the information provided in this document (including all texts, drawings, photographs, and logos). No information may be copied, published, or distributed in any form or form without the prior written consent of Mulkia.