





The name of the report's authors.	Valie for valuation and real estate valuation
License Number	11000191
License date	01/01/1439 H
Preview date on the property	10/06/2023 AD
Report completion date	29/06/2023 AD
Purpose of the report	Update financial statements for Mulkia-Gulf Real Estates REIT Fund
The name of the report requestor	Mulkia-Gulf Real Estates REIT Fund
Phone number	011-2932799
Mobile Number	920003028
Report No.	V-111321
Reviews	-



علم وخبرة



Assumptions and conditions of the report Valie for valuation and real estate valuation are committed to the confidentiality of the information contained in the report.

### This valuation is an estimate of the real estate market price in normal conditions

The report was prepared for the purpose of the client and the users of the report and may not be used except for the purpose for which it was prepared and should not be distributed, published or part of it in any document, statement, circular or in any means of communication except after obtaining the written consent of Valie for valuation and real estate valuation, and we authorize the fund manager to publish this report on his website as well as on the Tadawul website and on the website of the Saudi Capital Market Authority, and we do not accept any responsibility whatsoever before any other party.

The property was ostensibly inspected, it was not structurally detected, and no apparent defects were observed unless they were mentioned in the report

Valie for valuation and real estate valuation has no responsibility to verify the integrity of the documents related to this property, and it has been assumed that the attached documents are correct and free from any legal obligations or any obstacles unless they are mentioned in the documents or authorized by the appraisal applicant. The company also does not acknowledge the accuracy or completeness of the available data and does not express its opinion No guarantees of any kind are made for the accuracy or completeness of the data except as clearly indicated in this report

This evaluation is valid for three months from the date of preparing this report

In preparing this report, we relied on the information provided to us by the client and assumed that it was correct and we relied on it to reach the outputs of this report. We also relied on a package of information and data about the company and from previous evaluation work and the company's continuous field survey, which we believe, to the best of our knowledge, are correct.

The type of report submitted is a brief report on all evaluation work, explaining the methods used to arrive at the value

The assessment was carried out according to international standards issued by the Saudi Authority for Accredited Valuers in 2022

The currency used in the report is the Saudi Riyal



### علم وخبرة



Scope of work

The property was disclosed by the Vale team and its partner for valuation and real estate valuation on 10/06/2023 AD

Based on the scope of work and market analysis, appropriate evaluation methods are identified, and all assumptions and inputs are made to perform financial calculations to reach market value according to the methods chosen.

Information on the property was collected from the site and the prices of land and properties for sale were analyzed to reach the market value of the property

The price level of properties in the area and surrounding the property was studied and the current prices exposed to these properties were utilized, and a field survey and a survey of the recent sale prices of plots of land and real estate in the area were taken, and then these prices were taken as indicators of value

The evaluation report is prepared according to the scope of the work to include the data, results and outputs reached

We assumed that the property under evaluation received the benefits of all services and facilities, that all units of the property were fully covered, and that we had no responsibility for it if otherwise.

Our assessment and report are prepared for use by the customer for the purpose of knowing the market value of the asset within the disclosed purpose, and our commitment to this directive is limited to the fee due for this work and no obligation can be accepted to any party or use our assessment and report for any other purpose.

#### Definition of market value

(according to international standards issued by the Saudi Authority for Accredited Valuers in 2022)

It is the estimated amount by which assets or liabilities are exchanged on the valuation date between a willing buyer and a willing seller in a transaction between independent parties of interest, after adequate marketing and in which the parties disposed of on the basis of knowledge and prudence without compulsion.

#### **Declaration**

We here by Valie for valuation and real estate valuation company, confirm that we are complying with the Accredited Valuers Law and its Implementing Regulations, and any other Regulations issued by the Saudi Authority for Accredited Valuers (TAQEEM) and that the scope of the valuation reports is appropriate for the purpose of the fund manager's request



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### **Evaluation methods:**

### Similar sales method (comparison method):

This method uses indicators of value by comparing the valued asset with identical or similar assets whose prices are available. According to this method, the first step is to study the transaction prices of identical or similar assets that took place recently in the market. Few, it is also better to study the prices of identical or similar assets listed or offered for sale provided that this information is clear and analyzed objectively, and the information related to the prices of those transactions must be modified to show the differences in the terms and conditions of the actual transaction, the basis of value and assumptions that are adopted in the evaluation process There may also be differences in the legal, economic and physical characteristics of other transaction assets compared to the asset being valued.

#### **Income Return Calculation Method (Income Capitalization):**

This method uses the income generated by the property as a basis for valuation, and the income capitalization method depends on estimating the value of real estate according to the simulation of real estate market sales of properties with stable income similar to the property under evaluation. The basic condition for applying the income capitalization method is to anticipate the stability of income and growth in the property in the future.

There are several methods for calculating the income return, such as:

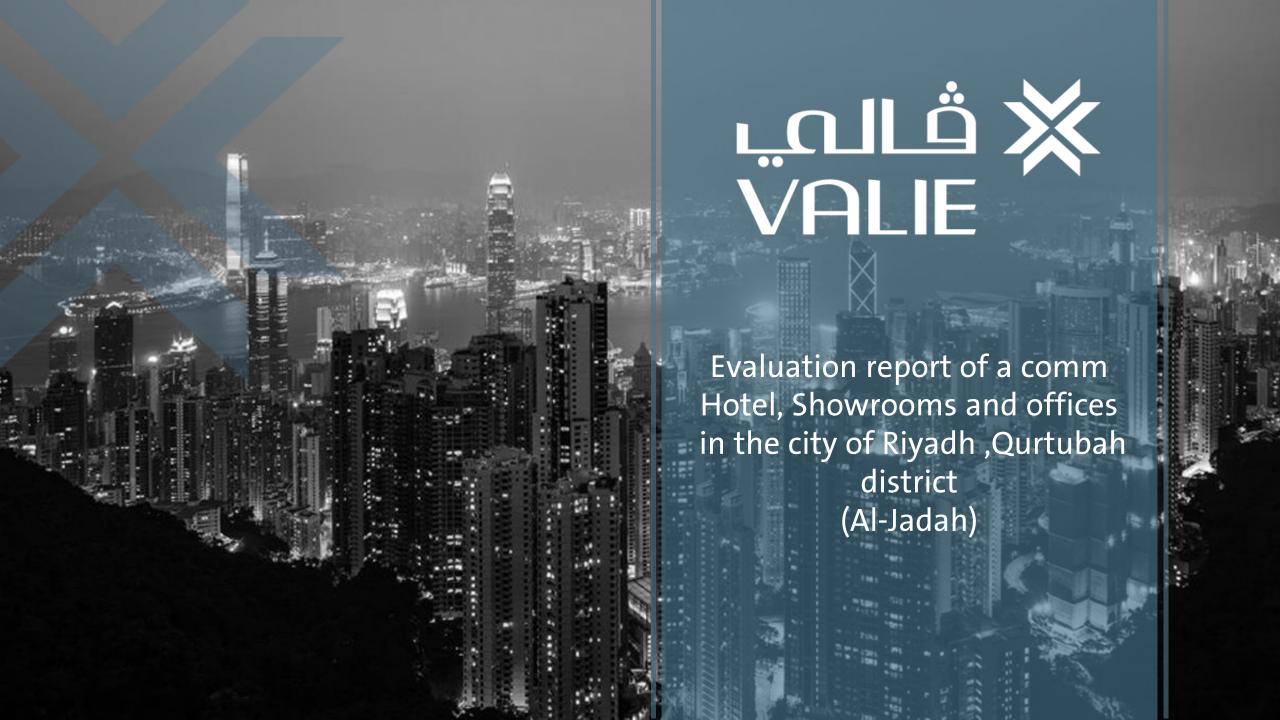
- · investment method.
- · residual value method.
- · The present value of cash flow method.
- profit method.

#### **Cost Method (Depreciation Cost Calculation):**

This method is used to determine the cost of constructing the property and provides indicators of the value. The value is based on the construction costs and deducting the depreciation percentage from it, if any, in addition to the value of the land.

The cost method is sometimes referred to as the contractor method, and the cost method determines the value by estimating the cost of acquiring the land and building a new property with equal benefits or modifying an old property for the same use without any unnecessary expenses resulting from the delay.

The cost of the land is then collected on the total construction cost, and it is customary to add the project incentives or the real estate developer's profits/losses to the construction costs if appropriate.







	Property data summary
Property type	Hotel, Showrooms and offices
the owner's name	Tamdeen Aloula Real Estate Company
Deed No.	910114036792 – 781912000112 – 381912000111 - 210114036789
Deed date	23/11/1444 H – 09/06/1438 H
Notary	Riyadh
Building permit number	1437/1962
Building Permit Date	23/03/1441 H
City	Riyadh
District	Qurtubah
Organization Chart No.	3115
Block number	1
Plot number	6+5+4+3+2+1
Value basis	Fair Value
Evaluation method	Income Method - Discounted Cash Flow Method
Notes	-







### **Property Description:**

The property is a plot of land on which showrooms, offices and a hotel, The property consists of two basements, ground and first floors, and upper annexes, detailed as follows:

property information				
Use of the land	Residential commercial			
Land area	21,670.90 M2			
the shape of the earth	Rectangular			
ground level	Flat			

The first and second basements are car parks, the ground floor consists of commercial showrooms and offices, the ground floor, the first and the upper annex, and a five-star hotel (Radisson Blu) contains 104 rooms and 16 residential villas, in addition to two halls for events, training halls, a health club and a gym.



# علم وخبرة –



### Title deed information:

The side

North

South

East

West

owner's

Notes

	Boundaries and lengths (Pl	lot 1)
The side	border	length
North	Street width 46 m	62.2
South	Street width 20 m	50.52
East	Street width 28 m	46.5
West	Neighbor	68
owner's	Tamdeen Aloula Real Est	tate Company
Notes	-	-

Boundaries and lengths (Plot 3+4)

Tamdeen Aloula Real Estate Company

border

Street width 46 m

Street width 20 m

Neighbor

Street width 20 m

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length

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100

68

68

Boundaries and lengths (Plot 2)					
The side	border	length			
North	Street width 46 m	50			
South	Street width 20 m	50			
East	Neighbor	68			
West	Neighbor	68			
owner's	Tamdeen Aloula Real Es	tate Company			
Notes	-	-			

Boundaries and lengths (Plot 5+6)						
The side	border	length				
North	Street width 46 m	95				
South	Street width 20 m	105.82				
East	Neighbor	68				
West	Neighbor	63.25				
owner's	Tamdeen Aloula Real Es	tate Company				
Notes	-	-				







### Description of the building:

property information								
building system	2 Basement and three floors	construction type	concrete					
basement	2	construction condition	Excellent					
Ground floor	1	Vacancy	rented					
building floors	2	Use of the building	Residential commercial					
Quality Finishing	Excellent	Building area	33,213.89 m <sup>2</sup>					
Notes	-	age of buildings	2 years					

Services in the building							
Electric generators Safety and Security fire alarm systems Escalators elevators							
available	available	available	available	available			

Services and facilities available in the property							
rain drainage services sewage services telephone service water services Electricity Services							
available	available	available	available	available			







### **Property pictures:**



















# Aerial photo of the site:







# Property documents:















### **Factors Affecting Demand:**



- Real estate prices in the city of Riyadh.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



### Risks about the property:



- A general decline in real estate prices in the city of Riyadh as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate Type Area (m2) Date Price (SAR) SAR/m2 Note Location						Location	
Commercial land of the property	Offer	5,138	1/6/2023	24,405,500.00	4,750.00	3 streets	24.835411, 46.736494
Commercial land west of the property	Offer	17,349	1/6/2023	69,396,000.00	4,000.00	4 streets	24.839939, 46.745918
Commercial land north of the property	actual	3,495	15/03/2023	17,651,265.00	5,050.00	3 streets	24.835582, 46.743161

Comparative real estate						
Comparative real estate	project Location	Project classification	No of rooms	Average daily rental price	Note	
Madareem Crown	Al-Falah	5 Star	2 room	650	-	
Hilton	Gornatah	5 Star	2 room	900	-	

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





### **Comparisons and adjustment factors:**

	Adjustment table						
Element of comparison	The property being evaluated	Comparative Real Estate (1)		Comparative Real Estate (2)		Comparative Real Estate (3)	
Date	-	1/6/202	23	1/6/2023		15/03/202	3
Adjusting the time	-	0.00%		0.00%	, 0	0.00%	
Settlement of financing terms	-	0.00%		0.00%	, 0	0.00%	
market conditions	-	-2.50%	, •	-2.50%	6	0.00%	
Total financing and market settlements %	-	-2.50%	, >	-2.50%	6	0.00%	
Selling price after settlement of financing terms and market conditions		4,631		3,900	)	5,050	
Adjusting the Area	21,670.90	5,138	-5.00%	16,866	-2.50%	17,860	-2.50%
number of streets	4 streets	3 streets	-2.50%	4 streets	0.00%	4 streets	0.00%
length the land on the street	long	short	5.00%	medium	2.50%	medium	2.50%
Other adjustments (Use)	commercial	Commercial(T homamah)	0.00%	Commercial(T homamah)	0.00%	Commercial(Hass an)	s 0.00%
Total Settlement Percentages (%)	-	-7.50%	•	-2.50%	6	-10.00%	
Selling price after settlement	-	4,283.9	4,283.91 3,802.50		0	4,545.00	
Relative weights of comparable properties	-	30.00%		40.00%		30.00%	
Contribution of comparative properties by relative weight	-	1,285.17		1,521.00	0	1,363.50	
square meter price	- SAR 4,169.67						
Price per square meter after rounding				SAR 4,175	5.00		







### **Comparisons:**



After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
Commercial land	4,400 – 3,800	For similar spaces
Hotel rooms	1,000 — 650	According to room type, hotel class and location
Hotel Villas	4,000 – 3,000	According to the size of the villa, the hotel class and its location
Administrative offices	800 – 500	For similar projects
Showrooms	1,500 — 1,200	For similar projects

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 7% - 8%, and accordingly, the capitalization rate of the project was determined at 8.50%.

### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis					
The rate of return on government bonds	2.47%				
Inflation rate	2.75%				
market risk premium	2.00%				
special risk premium	2.25%				
Total	9.47%				





### **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method						
	the value of the lan	d				
Use	Area (m2)	Price / SQ	Total			
Land area (SQ)	21,670.90	4,175.00	90,476,007.50			
t	the value of the Building					
Use	Area (m2)	Price / SQ	Total			
Building area	33,213.89	4,500.00	149,462,505.00			
land value		90,476,007.50				
Building val	149,462,505.00					
Property val	lue		239,938,512.50			

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.







# Calculations and pointers to value: The value of the property by calculating the income return "discounted cash flow method":

		Discount	ed cash flow (DCF) pr	operty value						
the year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	0	1	2	3	4	5	6	7	8	9
annual growth rate	0%	0%	0%	0%	5%	0%	0%	0%	0%	5%
Total real estate income (Office)	695,672	695,672	695,672	695,672	730,456	730,456	730,456	730,456	730,456	766,978
Occupancy rate	85%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Gross income after deducting vacancies	591,321	626,105	626,105	626,105	657,410	657,410	657,410	657,410	657,410	690,281
Operating Expenses Ratio	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
The value of operating expenses	59,132	62,610	62,610	62,610	65,741	65,741	65,741	65,741	65,741	69,028
net income (Office)	532,189	563,494	563,494	563,494	591,669	591,669	591,669	591,669	591,669	621,252
annual growth rate	0%	0%	0%	0%	5%	0%	0%	0%	0%	5%
Total real estate income (Shorooms)	7,950,000	7,950,000	7,950,000	7,950,000	8,347,500	8,347,500	8,347,500	8,347,500	8,347,500	8,764,875
Occupancy rate	85%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Gross income after deducting vacancies	6,757,500	7,155,000	7,155,000	7,155,000	7,512,750	7,512,750	7,512,750	7,512,750	7,512,750	7,888,388
Operating Expenses Ratio	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
The value of operating expenses	675,750	715,500	715,500	715,500	751,275	751,275	751,275	751,275	751,275	788,839
net income (Shorooms)	6,081,750	6,439,500	6,439,500	6,439,500	6,761,475	6,761,475	6,761,475	6,761,475	6,761,475	7,099,549
annual growth rate	0.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Total real estate income (Hotel)	56,867,000	58,288,675	59,745,892	61,239,539	62,770,528	64,339,791	65,948,286	67,596,993	69,286,918	71,019,091
Occupancy rate	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%
Gross income after deducting vacancies	25,590,150	26,229,904	26,885,651	27,557,793	28,246,737	28,952,906	29,676,729	30,418,647	31,179,113	31,958,591
Operating Expenses Ratio	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
The value of operating expenses	7,677,045	7,868,971	8,065,695	8,267,338	8,474,021	8,685,872	8,903,019	9,125,594	9,353,734	9,587,577
net income (Hotel)	17,913,105	18,360,933	18,819,956	19,290,455	19,772,716	20,267,034	20,773,710	21,293,053	21,825,379	22,371,014
net operating income (NOI)	24,527,044	25,363,927	25,822,950	26,293,449	27,125,860	27,620,178	28,126,854	28,646,197	29,178,523	30,091,815
redeemable value (RV)										354,021,350
Present value parameter	1.00	0.91	0.83	0.76	0.70	0.64	0.58	0.53	0.48	0.44
net cash flow	24,558,349	23,163,404	21,536,624	20,026,507	18,868,051	17,545,101	16,316,855	15,176,378	14,117,258	169,719,647
Net Present Value (NPV)	341,028,173									
Real estate value after rounding	341,028,000									

<sup>•</sup> The total real estate income was calculated according to the field survey that was conducted on similar properties, knowing that the rent value according to the attached contract from the client is close to the rental price in the current situation of the real estate market.

<sup>•</sup> Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

### **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

The final value of the property				
Property value (number)	341,028,000 SAR			
Property value (written)	Three hundred and forty-one million and twenty-eight thousand Saudi riyals			





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	Real Estate Valuation للتثمين العقاري C.R 1010517333
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	Property data summary				
Property type	Commercial center				
the owner's name	Tamdeen Aloula real estate				
Deed No.	930103021798				
Deed date	28/01/1439 H				
Notary	Dammam				
Building permit number	/1436/002353				
Building Permit Date	20/09/1439 H				
City	Dammam				
District	Al-Fisaliah				
Organization Chart No.	ش د 1330				
Block number	2				
Plot number	5				
Value basis	Fair Value				
Evaluation method	Income Method - Discounted Cash Flow Method				
Notes	-				







### **Property Description:**

The property is a commercial center, with a total land area of 57,215.32 square meters, according to the attached deed, with a total built-up area of 61,998 square meters according to the attached building permit, and an area of 18,378 square meters for outdoor parking.

property information				
Use of the land	Commercial center			
Land area	57,215.32 M2			
the shape of the earth	Square			
ground level	flat			

Boundaries and lengths				
The side	border	length		
North	Street width 30 m	174.40		
South	Street width 20 m	187.43		
East	Street width 60.96 m	292.08		
West	Street width 20 m	334.03		
Notes	-	-		







### Description of the building:

property information					
building system	3 floors	construction type	concrete		
basement	1	construction condition	Good		
Ground floor	1	Vacancy	rented		
building floors	1	Use of the building	Commercial center		
Quality Finishing	Excellent	Building area	69,998 m²		
Notes	-	age of buildings	5 years		

Services in the building						
Electric generators	Electric generators Safety and Security fire alarm systems Escalators elevators					
available available available available available						

Services and facilities available in the property						
rain drainage services	sewage services	telephone service	water services	Electricity Services		
available	available	available	available	available		







### **Property pictures:**















# Aerial photo of the site:







# Property documents:











### **Factors Affecting Demand:**



- Real estate prices in the city of Dammam.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



### Risks about the property:



- A general decline in real estate prices in the city of Dammam as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate								
Comparative real estate		Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location	
Commercial land west of the property	Offer	1,440	1/6/2023	5,400,000.00	3,750.00	2 streets	26.383637, 50.073939	
Commercial land west of the property	Offer	1,500	1/6/2023	6,000,000.00	4,000.00	2 streets	26.384329, 50.074915	
Commercial land north of the property	Offer	1,467	1/6/2023	5,868,000.00	4,000.00	2 streets	26.391082, 50.079107	

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

Adjustment table							
Element of comparison	The property being evaluated	Comparative Real Estate (1)		e Comparative Real Estate (2)		Comparative Real Estate (3)	
Date	-	1/6/2023		1/6/2023		1/6/2023	
Adjusting the time	-	0.00	0%	0.00%		0.00%	
Settlement of financing terms	-	0.00	0%	0.00%		0.00%	
market conditions	-	-1.50	0%	-1.50%		-1.50%	
Total financing and market settlements %	1.50%		0%	-1.50%		-1.50%	
Selling price after settlement of financing terms and market conditions		3,694		3,940		3,940	
Adjusting the Area	57,215.32	1,440	-20.00%	948	-20.00%	1,467	-20.00%
number of streets	4 streets	2 streets	5.00%	3 streets	5.00%	4 streets	5.00%
Street View	60.96	100	-5.00%	100	-5.00%	100	-5.00%
Other adjustments (Use)	Shopping center	Commercial	5.00%	Commercial	5.00%	Commercial	5.00%
Total Settlement Percentages (%)	-	-16.5		-16.50%		-16.50%	
Selling price after settlement	-	3,084.28		3,289.90		3,289.90	
Relative weights of comparable properties	-	- 35.00%		35.00%		30.00%	
Contribution of comparative properties by relative weight	-	1,079.50		1,151.47		986.97	
square meter price	-	SAR 3,217.93					
Price per square meter after rounding	-	SAR 3,225.00					







### **Comparisons:**



After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	3,500 — 3,000	For similar spaces
commercial land	4,000 — 3,500	For small spaces
Showroom	950 - 750	Inside the malls

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.









### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 6.50% - 8.50%, and accordingly, the capitalization rate of the project was determined at 8.50%.

### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis				
The rate of return on government bonds	2.47%			
Inflation rate	2.75%			
market risk premium	2.25%			
special risk premium	2.00%			
Total	9.47%			





# **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method							
the value of the land							
Use	Area (m2)	Price / SQ	Total				
Land area (SQ)	184,519,407.00						
the value of the Building							
Use	Area (m2)	Price / SQ	Total				
Building area	61,998.00	1,850.00	114,696,300.00				
land valu	184,519,407.00						
Building va	114,696,300.00						
Property va	299,215,707.00						

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.







### **Calculations and pointers to value:**

The value of the property by calculating the income return "discounted cash flow method".

Discounted cash flow method".  Discounted cash flow (DCF) property value								
the year	2023	2024	2025	2026	2027			
	0	1	2	3	4			
annual growth rate	0%	0%	0%	0%	0%			
Total real estate income	25,000,000	25,000,000	25,000,000	25,000,000	25,000,000			
Occupancy rate	90%	90%	90%	90%	90%			
Gross income after deducting vacancies	22,500,000	22,500,000	22,500,000	22,500,000	22,500,000			
Operating Expenses Ratio	15%	15%	15%	15%	15%			
The value of operating expenses	3,375,000	3,375,000	3,375,000	3,375,000	3,375,000			
net operating income (NOI)	19,125,000	19,125,000	19,125,000	19,125,000	19,125,000			
redeemable value (RV)					273,214,286			
Present value parameter	1.00	0.91	0.83	0.76	0.70			
net cash flow	19,125,000	17,465,753	15,950,460	14,566,630	203,343,692			
Net Present Value (NPV)	270,451,535							
Real estate value after rounding	270,451,000							

- The total property income was calculated according to the field survey conducted on similar properties.
- The occupancy rate and operating and maintenance expenses were estimated according to the field survey conducted on similar real estate.







#### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

#### **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

The final value of the property				
Property value (number)	270,451,000 SAR			
Property value (written)	Two hundred and seventy million four hundred and fifty one thousand Saudi riyals			





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	التثمين العقاري Real Estate Valuation C.R 1010517333
	- Fin	Const. Representations







Property data summary				
Property type	commercial building			
the owner's name	Tamdeen Aloula real estate			
Deed No.	793010004585			
Deed date	12/11/1442 H			
Notary	Riyadh			
Building permit number	1436/544			
Building Permit Date	13/01/1436 H			
City	Riyadh			
District	Sulaymaniyah			
Organization Chart No.	689			
Block number	-			
Plot number	س/49			
Value basis	Fair Value			
Evaluation method	Income Method - Discounted Cash Flow Method			
Notes	<u>-</u>			







#### **Property Description:**

The property is a commercial building, with a total land area of 9,600 square meters, according to the attached deed, and a total building area of 21,725 square meters, according to the attached building permit.

property information				
Use of the land	commercial office			
Land area	9,600 M2			
the shape of the earth	Square			
ground level	flat			

Boundaries and lengths				
The side	border	length		
North	Street width 39.50 m	96		
South	Garden with street width of 13 m	96		
East	Street width 13.70 m	100		
West	Street width 40 m	100		
Notes	-	-		







# Description of the building:

property information						
building system	2 floors	construction type	concrete			
basement	1	construction condition	Good			
Ground floor	1	Vacancy	rented			
building floors	2	Use of the building	commercial			
Quality Finishing	Excellent	Building area	21,725 m²			
Notes	-	age of buildings	5 years			

Services in the building						
Electric generators Safety and Security fire alarm systems Escalators elevators						
Not available available available available						

Services and facilities available in the property						
rain drainage services	rain drainage services sewage services telephone service water services Electricity Services					
available	available	available	available	available		







#### **Property pictures:**



















# Aerial photo of the site:

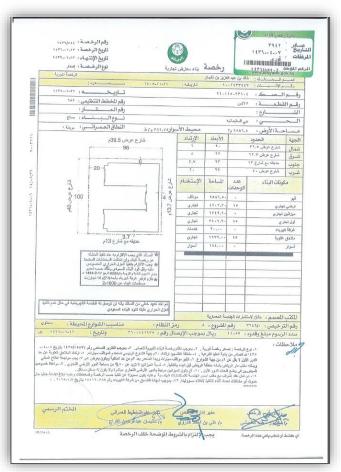








# Property documents:



رقم الصك: 793010004585	
رم المات : 1442/11/12 هـ التاريــــــغ: 1442/11/12 هـ	وزارة العدل
الفاروــــــــــــــــــــــــــــــــــــ	اير اهيم عمر محمد الحسين الرياض
	ترخيص رقم 39/999
صق ر هـــن	
الواقع في حي المليمةية بعديته الرياض . وحدودها واطوالها:	شمار" بشارع عرض . 1955 بطراق 196 سفون مدر جنوار: بدیقه منشر 2 [3 بر بطراق 100 سفاه مدر شراق استراع عرض 13.7 بم بطول 100 سفاه مدر غربا: شارع عرض 100 بطول 100 سفاه مدر بودساختها 101896622 بحجب الشاقة المدرات المنقة تمثر مربعا الصفا المراق سوئلة طهها من بناه المسائح الحربة الراجمي التعلق المراق سوئلة طهها من بناه المسائح الحربة الراجمي التعلق من المنطق المربع عددا به فيما على المسائح الحربة الراجمي التعلق على المنطق المربع عددا المهمة ألا مسائح المسائح
الموثق	
لفتم الرسمي ايراهيم عمر محمد العمبين	
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1	الإقم الصناسية: 2774





# **Factors Affecting Demand:**



- Real estate prices in the city of Riyadh.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



# Risks about the property:



- A general decline in real estate prices in the city of Riyadh as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







#### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate	Туре	Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Commercial land of the property	Offer	10,000	1/6/2023	70,000,000.00	7,000.00	4 streets	24.702749, 46.705203
Commercial land west of the property	Offer	2,792	1/6/2023	22,336,000.00	8,000.00	2 streets	24.696071, 46.702259
Commercial land north of the property	Offer	3,768	1/6/2023	31,086,000.00	8,250.00	4 streets	24.691488, 46.700790

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





# **Comparisons and adjustment factors:**



Adjustment table							
Element of comparison	The property being evaluated	Comparative Real Estate (1)		Comparative Real Estate (2)		Comparative Real Estate (3)	
Date	- 1/6/2023		1/6/2023		1/6/2023		
Adjusting the time	-	0.00%		0.00%		0.00%	
Settlement of financing terms	-	0.00%		0.00%		0.00%	
market conditions	-	-1.50%		-1.50%		-1.50%	
Total financing and market settlements %	-	-1.50%		-1.50%		-1.50%	
Selling price after settlement of financing terms and market conditions		6,895		6,895 7,880		8,126	
Adjusting the Area	9,600	10,000	0.00%	2,792	-5.00%	3,768	-5.00%
number of streets	4 streets	4 streets	0.00%	2 streets	-5.00%	4 streets	-2.50%
Street View	40	40	0.00%	40	0.00%	40	0.00%
Other adjustments (Use)	Commercial	Commercial	0.00%	Commercial	0.00%	Commercial	0.00%
Total Settlement Percentages (%)	-	-1.50%		-11.50%		-9.00%	
Selling price after settlement	-	6,791.58		6,973.80		7,394.89	
Relative weights of comparable properties	-	40.00%		30.00%		30.00%	
Contribution of comparative properties by relative weight	- 2,716.63		2,092.14			2,218.47	
square meter price	- SAR 7,027.24						
Price per square meter after rounding	-			SAR 7,050.	00		







# **Comparisons:**



After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	8,500 – 6,500	For similar spaces
offices	800 – 600	-
Showroom	1,600 — 1,200	-

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





# **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method						
	the value of the lan	d				
Use	Area (m2)	Price / SQ	Total			
Land area (SQ)	9,600.00	7,050.00	67,680,000.00			
t	the value of the Building					
Use	Area (m2)	Price / SQ	Total			
Building area	21,725.00	2,500.00	54,312,500.00			
land value	e		67,680,000.00			
Building va	54,312,500.00					
Property va	lue		121,992,500.00			

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.







### **Calculations and pointers to value:**

The value of the property by calculating the income return "discounted cash flow method":

Discounted cash flow (DCF) property value						
the year	2023	2024	2025	2026	2027	
	0	1	2	3	4	
annual growth rate	0%	0%	0%	0%	0%	
Total real estate income	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000	
Occupancy rate	100%	100%	100%	100%	100%	
Gross income after deducting vacancies	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000	
Operating Expenses Ratio	0%	0%	0%	0%	0%	
The value of operating expenses	0	0	0	0	0	
net operating income (NOI)	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000	
redeemable value (RV)					188,235,294	
Present value parameter	1.00	0.92	0.84	0.77	0.71	
net cash flow	16,000,000	14,678,899	13,466,880	12,354,936	144,685,431	
Net Present Value (NPV)	201,186,146					
Real estate value after rounding	201,186,000					

- The total real estate income was calculated according to the attached contract by the client, knowing that the rent value according to the attached contract is close to the rental price in the current situation of the real estate market.
- Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (Investment Method) on 29/06/2023 AD, and its current status according to the following table:

#### **Weighting and Reconciliation:**

Depending on the purpose of the appraisal, the type of property and its characteristics, and that it is an income-generating property, the valuation of the property by the income method (Discounted Cash Flow Method) is considered the most appropriate method for evaluation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property subject to evaluation.

The final value of the property				
Property value (number) 201,186,000 SAR				
Property value (written)	Two hundred and one million, one hundred and eighty-six thousand Saudi riyals			





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	Real Estate Valuation للتثمين العقاري C.R 1010517333
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Property data summary				
Property type	Residential complex (hotel villas)			
the owner's name	Tamdeen Aloula real estate			
Deed No.	393010004592			
Deed date	12/11/1442 H			
Notary	Riyadh			
Building permit number	1434/5961			
Building Permit Date	23/03/1434 H			
City	Riyadh			
District	Al-Hada			
Organization Chart No.	-			
Block number	_			
Plot number	1/5			
Value basis	Fair Value			
Evaluation method	Income Method - Investment Method			
Notes	-			







#### **Property Description:**

The property is a "hotel villa complex" consisting of 24 residential villas, with a total land area of 10,000 square meters, according to the attached deed, and a total building area of 7,746.65 square meters, according to the attached building permit.

property ir	nformation
Use of the land	Residential
Land area	10,000 M2
the shape of the earth	Square
ground level	flat

Boundaries and lengths				
The side	border	length		
North	Street width 20 m	97.88		
South	Street width 40 m	98.42		
East	Street width 20 m	97		
West	Neighbor	107.35		
Notes	-	-		







# Description of the building:

property information					
building system	2 floors	construction type	concrete		
basement	1	construction condition	Excellent		
Ground floor	1	Vacancy	rented		
building floors	1	Use of the building	hotel		
Quality Finishing	Excellent	Building area	7,746.65 m <sup>2</sup>		
Notes	-	age of buildings	8 years		

Services in the building						
Electric generators Safety and Security fire alarm systems Escalators elevators						
not available	available	available	available	available		

Services and facilities available in the property					
rain drainage services sewage services telephone service water services Electricity Services					
available	available	available	available	available	







#### **Property pictures:**

















# Aerial photo of the site:

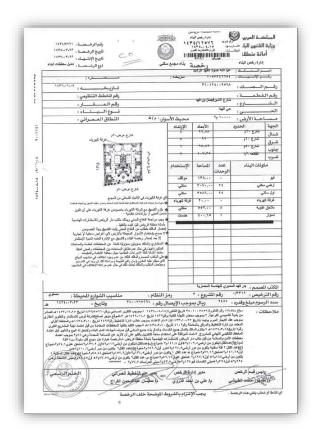








# Property documents:



رقم الصنك: 393010004592	
التاريــــخ: 1442/11/12 هـ	وزارة العدل
التربيسع: 1442/17/12	ايراهيم عبر محمد الحسين
	الرياض ترخيص رقم 39/999
	ترعيس رم ووواود
صك ر هـــن	
.الریاض . وحدودها وافوانها : نتر و ثمانیة و شانون منتمتر ون متر و اثنین و اریعون سنتمتر	ام 1831 م. المسئولة الشرق بالمنازة الامراد المسئولة المتراد المسئولة المتراد المترد المتراد المترد المترد المترد المتراد المتراد المتراد المت
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الطئم الرسمي	
ايراهيم عمر محمد العسين	
	ريار صفية 2778 ريار صفية





# **Factors Affecting Demand:**



- Real estate prices in the city of Riyadh.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



# Risks about the property:



- A general decline in real estate prices in the city of Riyadh as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







#### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate	Туре	Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Commercial land South of the property	Offer	36,000	1/6/2023	135,000,000.00	3,750.00	4 streets	24.648988, 46.658505
Commercial land South of the property	Offer	13,000	1/6/2023	58,500,000.00	4,500.00	4 streets	24.648951, 46.663520
Commercial land South of the property	Offer	34,078	1/6/2023	153,351,000.00	4,500.00	2 streets	24.648875, 46.657506

Comparative real estate					
Comparative real estate	project Location	Project classification	No of rooms	Average daily rental price	Note
Vivienda Villas	Qurnatah	5 Star	3 room	3,500.00	-
Sheraton hotel	AlWorood	5 Star	2 room	3,150.00	-
Brira	Hateen	5 Star	2 room	2,400.00	-
La Casa	AlRafia'h	4 Star	3 room	2,500.00	-

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





# **Comparisons and adjustment factors:**

	Adj	ustment table					
Element of comparison	The property being evaluated	Comparative Rea (1)	al Estate	Comparative Real Es	tate (2)	Comparative Rea	l Estate (3)
Date	-	1/6/2023	3	1/6/2023		1/6/202	:3
Adjusting the time	-	0.00%		0.00%		0.00%	
Settlement of financing terms	-	0.00%		0.00%		0.00%	
market conditions	-	-1.50%		-1.50%		-1.50%	
Total financing and market settlements %	-	-1.50%		-1.50%		-1.50%	
Selling price after settlement of financing terms and market conditions		3,694		4,433		4,433	
Adjusting the Area	10,000.00	36,000	10.00%	13,000	- 2.50%	15,509	10.00%
number of streets	4 streets	4 streets	-2.50%	4 streets	- 2.50%	2 streets	2.50%
Street View	40	40	0.00%	40	0.00%	40	0.00%
Other adjustments (Use)	Residential commercial	Residential commercial	0.00%	Residential commercial	0.00%	Residential commercial	0.00%
Total Settlement Percentages (%)	-	6.00%		-6.50%		11.00%	
Selling price after settlement	-	3,915.38		4,144.39		4,920.0	8
Relative weights of comparable properties	-	35.00%		30.00%		35.00%	, >
Contribution of comparative properties by relative weight	-	1,370.38		1,243.32		1,722.03	3
square meter price	-			SAR 4,335.72	2		
Price per square meter after rounding	-			SAR 4,350.0	0		







# **Comparisons:**



After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	4,500 – 4,000	For similar spaces
Hotel villas (rental)	3,500 – 2,500	According to the size of the villa, the hotel class and its location

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





# **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method					
	the value of the lan	d			
Use	Area (m2)	Price / SQ	Total		
Land area (SQ)	10,000.00	4,350.00	43,500,000.00		
t	he value of the Build	ing			
Use	Area (m2)	Price / SQ	Total		
Building area	7,746.65	3,870.00	29,979,535.50		
land value	43,500,000.00				
Building val	29,979,535.50				
Property val	lue		73,479,535.50		

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.





#### **Calculations and pointers to value:**

#### The value of the property by calculating the income return "investment method":

Real estate value by investment method			
Total annual real estate income	11,703,125.00		
Average annual occupancy rate	100.00%		
Total annual income (after deducting occupancy rate)	11,703,125.00		
Operating expenses (0%) of the total income (after deducting the occupancy rate)	0.00		
net income of the property	11,703,125.00		
Income capitalization factor			
Real estate value by investment method	146,289,062.50		

- The total real estate income was calculated according to the attached contract by the client, knowing that the rent value according to the attached contract is close to the rental price in the current situation of the real estate market.
- Operation and maintenance expenses according to the attached contract shall be borne by the lessee.
- The capitalization factor was calculated after analyzing the market risks and available options and studying the percentage of returns for similar projects, which ranges from 7% to 9%.





### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (Investment Method) on 29/06/2023 AD, and its current status according to the following table:

#### **Weighting and Reconciliation:**

Depending on the purpose of the appraisal, the type of property and its characteristics, and that it is an income-generating property, the valuation of the property by the income method (investment method) is considered the most appropriate method for evaluation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property subject to evaluation.

	The final value of the property				
Property value (number)	146,289,063 SAR				
Property value (written)	One hundred and forty-six million two hundred and eighty-nine thousand and sixty-three Saudi riyals				





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	التثمين العقاري Real Estate Valuation C.R 1010517333
	- Fin	Const. Representations







	Property data summary				
Property type	Commercial building				
the owner's name	Tamdeen Aloula real estate				
Deed No.	39301004588				
Deed date	12/11/1442 H				
Notary	Jeddah				
Building permit number	1424/609				
Building Permit Date	24/03/1424 H				
City	Jeddah				
District	Al-Zahra				
Organization Chart No.	2 / 526 / 3				
Block number	-				
Plot number	180 – 177				
Value basis	Fair Value				
Evaluation method	Income Method - Investment Method				
Notes	-				





#### **Property Description:**

The property is a commercial office building, with a total land area of 4,761.50 square meters according to the attached deed, and a total building area of 15,259.40 square meters according to the attached building permit.

property information			
Use of the land	Commercial office		
Land area	4,761.50 M2		
the shape of the earth	Square		
ground level	flat		

Boundaries and lengths				
The side	border	length		
North	Street width 15 m	41		
South	neighbor	47		
East	Seventy-meter Street	105		
West	neighbor	109		
Notes	-			







# Description of the building:

property information				
building system	3 floors	construction type	concrete	
basement	1	construction condition	Good	
Ground floor	1	Vacancy	rented	
building floors	2.5	Use of the building	Commercial center	
Quality Finishing	Excellent	Building area	15,259.40 m <sup>2</sup>	
Notes	-	age of buildings	16 years	

Services in the building						
Electric generators	Electric generators Safety and Security fire alarm systems Escalators elevators					
Not available available available available available						

Services and facilities available in the property				
rain drainage services	sewage services	telephone service	water services	Electricity Services
available	available	available	available	available







#### **Property pictures:**













## Aerial photo of the site:



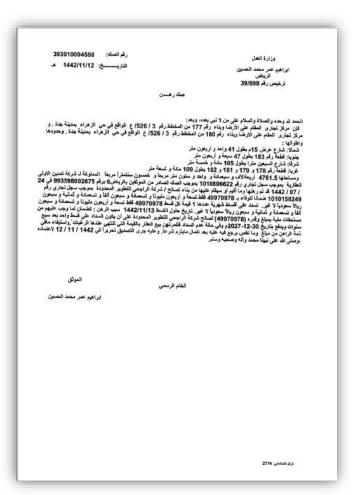






# Property documents:









# **Factors Affecting Demand:**



- Real estate prices in the city of Jeddah.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



### Risks about the property:



- A general decline in real estate prices in the city of Jeddah as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







#### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate Type Area (m2) Date Price (SAR) SAR/m2 Note Location							
Commercial land north of the property	Offer	1,000	1/6/2023	16,500,000.00	16,500.00	street	21.590241, 39.143627
Commercial land north of the property	Offer	1,775	1/6/2023	28,400,000.00	16,000.00	2 streets	21.630754, 39.133705
Commercial land north of the property	Offer	2,936	1/6/2023	48,444,000.00	16,500.00	2 streets	21.625589, 39.136767

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

Adjustment table							
Element of comparison	The property being evaluated	Comparative Re (1)	al Estate	Comparative Re (2)	eal Estate	Comparative Estate (3	
Date	-	1/6/202	3	1/6/202	.3	1/6/202	3
Adjusting the time	-	0.00%		0.00%		0.00%	
Settlement of financing terms	-	0.00%		0.00%		0.00%	
market conditions	-	-1.50%		-1.50%		-1.50%	
Total financing and market settlements %	-	-1.50%		-1.50%		-1.50%	
Selling price after settlement of financing terms and market conditions		16,253		15,760		16,253	
Adjusting the Area	4,761.50	1,000	-2.50%	1,254	-2.50%	2,936	-1.50%
number of streets	2 streets	street	2.50%	2 streets	0.00%	2 streets	0.00%
Street View	45	40	0.00%	40	0.00%	40	0.00%
Other adjustments (Use)	Commercial	Commercial	0.00%	Commercial	0.00%	Commercial	0.00%
Total Settlement Percentages (%)	-	-1.50%		-4.00%	•	-3.00%	
Selling price after settlement	-	16,008.7	1	15,129.6	0	15,764.9	3
Relative weights of comparable properties	-	30.00%	•	35.00%	, >	35.00%	
Contribution of comparative properties by relative weight	-	4,802.6	I	5,295.36	5	5,517.72	
square meter price	-			SAR 15,615.7	70		
Price per square meter after rounding	-			SAR 15,625.0	00		







#### **Comparisons:**



After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
Commercial land	17,500 — 15,500	For similar spaces
Offices	850 - 650	-
Showroom	1,800 — 1,600	-

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





# **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method				
	the value of the land	d		
Use	Area (m2)	Price / SQ	Total	
Land area (SQ)	4,761.50	15,625.00	74,398,437.50	
t	he value of the Build	ing		
Use	Area (m2)	Price / SQ	Total	
Building area	15,066.40	1,550.00	23,352,920.00	
land value	2		74,398,437.50	
Building val	ue		23,352,920.00	
Property val	ue		97,751,357.50	

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.





#### **Calculations and pointers to value:**

#### The value of the property by calculating the income return "income capitalization method":

Real estate value by investment method				
Total annual real estate income	8,463,994.00			
Average annual occupancy rate	100.00%			
Total annual income (after deducting occupancy rate)	8,463,994.00			
Operating expenses (0%) of the total income (after deducting the occupancy rate)	0.00			
net income of the property	8,463,994.00			
Income capitalization factor	7.50%			
Real estate value by investment method	112,853,253.33			

- The total real estate income was calculated according to the attached contract by the client, knowing that the rent value according to the attached contract is close to the rental price in the current situation of the real estate market.
- Operation and maintenance expenses according to the attached contract shall be borne by the lessee.
- The capitalization factor was calculated after analyzing the market risks and available options and studying the percentage of returns for similar projects, which ranges from 7% to 8%.





#### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (Investment Method) on 29/06/2023 AD, and its current status according to the following table:

#### **Weighting and Reconciliation:**

Depending on the purpose of the appraisal, the type of property and its characteristics, and that it is an income-generating property, the valuation of the property by the income method (investment method) is considered the most appropriate method for evaluation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property subject to evaluation.

The final value of the property				
Property value (number)	112,853,253 SAR			
Property value (written)	one hundred and twelve million eight hundred fifty-three million two hundred fifty-three Saudi riyals			





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	التثمين العقاري Real Estate Valuation C.R 1010517333
	- Fin	Const. Representations







	Property data summary
Property type	Showrooms and workshops
the owner's name	Tamdeen Aloula real estate
Deed No.	393010005763
Deed date	13/03/1443 H
Notary	Riyadh
Building permit number	1432/10137
Building Permit Date	24/07/1431 H
City	Riyadh
District	Al-Faisilah
Organization Chart No.	3251
Block number	6
Plot number	-574-573-572-571-570-569-568-567-566-565-564-563-562-561-560-559-558-557-556 577-576-575
Value basis	Fair Value
Evaluation method	Income Method - Discounted Cash Flow Method
Notes	-







#### **Property Description:**

The property is a workshop, with a total land area of 14,713.87 square meters, according to the attached deed, and a total area of 12,045 square meters of building surfaces, according to the attached building permit.

property information				
Use of the land	Workshop			
Land area	14,713.87 M2			
the shape of the earth	Regular			
ground level	flat			

	Boundaries and lengths				
The side	border	length			
North	Street width 20 m	89.34			
South	Street width 25 m	43.20 + 14.41			
East	Street width 25 m	203.11			
West	Street width 25 m	214.14			
Notes	-	-			







#### Description of the building:

property information				
building system	Workshops - Warehouses	construction type	Bearing walls, iron beams and a concrete	
basement	0	construction condition	good	
Ground floor	1	Vacancy	rented	
building floors	0	Use of the building	Workshops - Warehouses	
Quality Finishing	good	Building area	12,045 m <sup>2</sup>	
Notes	-	age of buildings	10 years	

Services in the building					
Electric generators Safety and Security fire alarm systems Escalators elevators					
not available	available	available	not available	not available	

Services and facilities available in the property					
rain drainage services	rain drainage services sewage services telephone service water services Electricity Services				
available	available	available	available	available	







#### **Property pictures:**













## Aerial photo of the site:



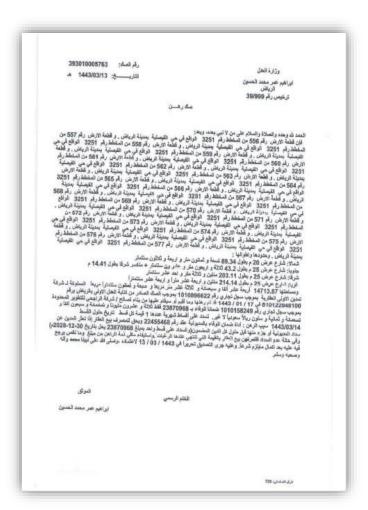






# Property documents:









# **Factors Affecting Demand:**



- Real estate prices in the city of Riyadh.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



### Risks about the property:



- A general decline in real estate prices in the city of Riyadh as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







#### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate	Туре	Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Industrial commercial land west of the property	Offer	4,000	1/6/2023	8,000,000.00	2,000.00	3 streets	24.646484, 46.789637
Commercial land north of the property	Offer	1,550	1/6/2023	2,557,500.00	1,650.00	2 streets	24.828472, 46.650593
Commercial land west of the property	Offer	4,627	1/6/2023	7,171,850.00	1,550.00	2 streets	24.638165, 46.794459

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

	Adjustment ta	ble					
Element of comparison	The property being evaluated	Comparativ Estate		Comparative (2		Comparat Estate	
Date	-	1/6/20	23	1/6/2	2023	1/6/2	023
Adjusting the time	-	0.00%	6	0.0	0%	0.00	0%
Settlement of financing terms	-	0.00%	<b>,</b>	0.0	0%	0.00	0%
market conditions	-	0.00%	<b>,</b>	-1.50	0%	-1.50	0%
Total financing and market settlements %	-	0.00%	<b>,</b>	-1.50	0%	-1.50%	
Selling price after settlement of financing terms and market conditions		2,000	)	1,6	25	1,52	27
Adjusting the Area	14,713.87	4,000.00	-7.50%	1,550.00	-10.00%	4,627.00	-7.50%
number of streets	4 streets	3 streets	1.50%	2 streets	2.50%	2 streets	2.50%
Street View	25	40	-5.00%	25	0.00%	25	0.00%
Other adjustments (Use)	Industrial	commercial industrial	-5.00%	Industrial	0.00%	Industrial	0.00%
Total Settlement Percentages (%)	-	-16.00% -9.00%		-6.50	0%		
Selling price after settlement	-	1,680.00 1,478.98		1,427.51			
Relative weights of comparable properties	-	- 30.00%		35.00%		35.0	0%
Contribution of comparative properties by relative weight	-	- 504.00		517.64		499.63	
square meter price	- SAR 1,521.27						
Price per square meter after rounding	- SAR 1,525.00						







#### **Comparisons:**



After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	5,200 – 4,800	For similar spaces
Industrial land	1,700 — 1,400	For small spaces
Showroom & commercial halls	750 – 550	According to the age of the property, its area and the degree of finishes
Warehouses and workshops (rental)	250 - 175	According to the age of the property, its area and the degree of finishes

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





#### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 6% - 8%, and accordingly, the capitalization rate of the project was determined at 7%.

#### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis				
The rate of return on government bonds	2.47%			
Inflation rate	2.75%			
market risk premium	2.00%			
special risk premium	2.25%			
Total	9.47%			





## **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

	Real estate value by cost method				
	the value	of the land			
Use	Area (m2)	Price / SQ	Total		
Land area (SQ)	14,713.87	1,525.00	22,438,651.75		
	the value of the Building				
Use	Area (m2)	Price / SQ	Total		
Building area	12,045.00	675.00	8,130,375.00		
	land value				
	8,130,375.00				
Property value			30,569,026.75		

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.







#### **Calculations and pointers to value:**

The value of the property by calculating the income return "discounted cash flow method":

	Discounted cash flow (DCF) property value						
the year	2023	2024	2025	2026	2027		
	0	1	2	3	4		
annual growth rate	0%	0%	0%	0%	0%		
Total real estate income	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000		
Occupancy rate	100%	100%	100%	100%	100%		
Gross income after deducting vacancies	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000		
Operating Expenses Ratio	0%	0%	0%	0%	0%		
The value of operating expenses	0	0	0	0	0		
net operating income (NOI)	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000		
redeemable value (RV)					30,000,000		
Present value parameter	1.00	0.91	0.83	0.76	0.70		
net cash flow	2,100,000	1,917,808	1,751,423	1,599,473	22,327,935		
Net Present Value (NPV)	29,696,639						
Real estate value after rounding	29,696,000						

<sup>•</sup> The total real estate income was calculated according to the attached contract by the client, knowing that the rent value according to the attached contract is close to the rental price in the current situation of the real estate market.

<sup>•</sup> Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





#### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

#### **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

	The final value of the property				
Property value (number)	29,696,000 SAR				
Property value (written)	Twenty-nine million, six hundred and ninety-six thousand Saudi riyals				





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	التثمين العقاري Real Estate Valuation C.R 1010517333
	- Fin	Const. Representations







Property data summary				
Property type	Showrooms and workshops			
the owner's name	Tamdeen Aloula real estate			
Deed No.	393010004591			
Deed date	12/11/1442 H			
Notary	Riyadh			
Building permit number	1432/10144			
Building Permit Date	01/06/1432 H			
City	Riyadh			
District	Al-Faisilah			
Organization Chart No.	3251			
Block number	7			
Plot number	555-554-553-552-551-550-549-548-547-546			
Value basis	Fair Value			
Evaluation method	Income Method - Discounted Cash Flow Method			
Notes	-			







#### **Property Description:**

The property is a workshop, with a total land area of 4,865.50 square meters, according to the attached deed, and a total area of 3,663.78 square meters of building surfaces, according to the attached building permit.

property information				
Use of the land	Workshop			
Land area	4,865.50 M2			
the shape of the earth	Regular			
ground level	flat			

	Boundaries and lengths			
The side	border	length		
North	Street width 20 m	101.75		
South	Street width 20 m	92.87		
East	Street width 25 m	50		
West	Street width 25 m	50.80		
Notes	-	-		







#### Description of the building:

property information						
building system	Workshops - Warehouses	construction type	Bearing walls, iron beams and a concrete			
basement	0	construction condition	good			
Ground floor	1	Vacancy	rented			
building floors	0	Use of the building	Workshops - Warehouses			
Quality Finishing	good	Building area	3,663.78 m <sup>2</sup>			
Notes	-	age of buildings	10 years			

Services in the building					
Electric generators	Safety and Security	fire alarm systems	Escalators	elevators	
not available	available	available	not available	not available	

Services and facilities available in the property					
rain drainage services	sewage services	telephone service	water services	Electricity Services	
available	available	available	available	available	







#### **Property pictures:**













## Aerial photo of the site:

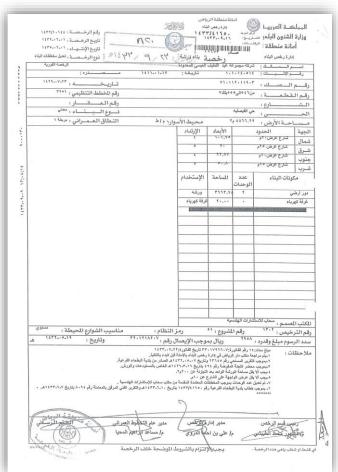








# Property documents:



رقم الصك: 393010004591	وزارة العدل
هتاريـــــخ: 1442/11/12 ☀	ايراهيم عمر محمد الحسين
	الرياض ترخيص رقم 39/999
	صك ر هــــن
يه من بنخسته در ارويد خوج على سي البلسانية له ينبية الرياش، و قطعة الرسل رقم 155 درانيا في المنتظر قرم 155 درانيا في حمل المستقد المنتظر قرم 155 درانيا في حمل المستقدل المنتظر قرم 1555 درانيا في المستقدل المنتظر رقم 1555 درانيا المنتظر رقم 1555 درانيا المنتظر رقم 1555 درانيا المنتظر المرابع المنتظرة المنتظرة المرابع المنتظرة المنتظرة المنتظرة المرابع المنتظرة المنتظ	العدمة في هذه (إنسلام على من لا نبي بعده ويتم حو الفيضية بعده التي مناهد المناه المناهد المنا
ي مربس : تصنفان ما وجب حربه من بي أن يكون السداد على قسط واحد بعد سبع بية إلى تنتهى عديها الرغبات واستيفاء مافي	ستانها به خود مند من مناسحة المراجعة الما الله الما المراجعة الما الله المستقدة المستقدة المستقدة المستقدة الم منتقلت المنته بسال ولارة (1955ه/ 185 السائح الرئح خلول الفطرة التأثير المحدودة عا سنوات ويعلي تبراي (1965ه/ 2007هـ) ولا المحدودة على المستقدة ا
نى آن يكون السلام كل أسط والدر يعد سيع نى آن يكون السلام كل أسط والدر يعد سيع بة التي تنتهي عندها الرغيات ,واستهاد مافي نسبين تحريراً في 1442 / 11 / 12 لاطنداد	منتن و خمصه و تصعون ريلا سعوديا لا عور تاريخ خلول العدمة 14/2/17/17 مستقدل مستقدات مثبة بيناع وقدر و (515/2/17/17) الصلاحة شركة الراجمي التطوية على سلوات ويدفع بنتريخ 15/2/20/20 وفي حلة عدم السداد الخاسرتيان بيع المقدل بالخيد ذية قرادن من ميلة وما تلكس يرجع في حيث بعد تصل ميلزم شرعا. وعليه جري الله
ي مربس : تصنفان ما وجب حربه من بي أن يكون السداد على قسط واحد بعد سبع بية إلى تنتهى عديها الرغبات واستيفاء مافي	منتن و خمصه و تصعون ريلا سعوديا لا عور تاريخ خلول العدمة 14/2/17/17 مستقدل مستقدات مثبة بيناع وقدر و (515/2/17/17) الصلاحة شركة الراجمي التطوية على سلوات ويدفع بنتريخ 15/2/20/20 وفي حلة عدم السداد الخاسرتيان بيع المقدل بالخيد ذية قرادن من ميلة وما تلكس يرجع في حيث بعد تصل ميلزم شرعا. وعليه جري الله
بران بالمنافق المنافق ا أن التي تنظيم خلاف الرغبات بإسطاده مثاني المنافقة مثاني المنافقة مثاني المنافقة مثاني المنافقة ا	سنتن و خصص رو بلا سودی لا خور دارج هاهد ۱۳۱۶ متابط می استان به در انجام استان از احمد ۱۳۱۳ (۱۳۹۳) می مستخده اط مستخدات در اینان میزان و ۱۳۵۵ (۱۳۹۵ و ۱۳۹۵ می داد: هم اسداد اللامر تهن بین انظار پافتید مستزان و رینان میلی و ما تنصی بردج فیاه علیه بعد انتخان میلازم شرعا، و علیه جربی الله و مشان الله علی نیبنا محد و آنان و محمدی و منام.
نى آن يكون السلام كل أسط والدر يعد سيع نى آن يكون السلام كل أسط والدر يعد سيع بة التي تنتهي عندها الرغيات ,واستهاد مافي نسبين تحريراً في 1442 / 11 / 12 لاطنداد	سنتن و خصص رو بلا سودی لا خور دارج هاهد ۱۳۱۶ متابط می استان به در انجام استان از احمد ۱۳۱۳ (۱۳۹۳) می مستخده اط مستخدات در اینان میزان و ۱۳۵۵ (۱۳۹۵ و ۱۳۹۵ می داد: هم اسداد اللامر تهن بین انظار پافتید مستزان و رینان میلی و ما تنصی بردج فیاه علیه بعد انتخان میلازم شرعا، و علیه جربی الله و مشان الله علی نیبنا محد و آنان و محمدی و منام.
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# **Factors Affecting Demand:**



- Real estate prices in the city of Riyadh.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



### Risks about the property:



- A general decline in real estate prices in the city of Riyadh as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







#### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate	Туре	Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Industrial commercial land west of the property	Offer	4,000	1/6/2023	8,000,000.00	2,000.00	3 streets	24.646484, 46.789637
Commercial land north of the property	Offer	1,550	1/6/2023	2,557,500.00	1,650.00	2 streets	24.828472, 46.650593
Commercial land west of the property	Offer	4,627	1/6/2023	7,171,850.00	1,550.00	2 streets	24.638165, 46.794459

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

	Adjustment table						
Element of comparison	The property being evaluated	Comparative Estate (		Comparativ Estate (		Comparati Estate	
Date	-	1/6/202	.3	1/6/202	23	1/6/20	)23
Adjusting the time	-	0.00%		0.00%	, )	0.00	%
Settlement of financing terms	-	0.00%		0.00%	,	0.00	%
market conditions	-	0.00%		-1.50%	,	-1.50	%
Total financing and market settlements %	-	0.00%		-1.50%	,	-1.50	%
Selling price after settlement of financing terms and market conditions		2,000		1,625		1,52	7
Adjusting the Area	4,865.50	4,000.00	0.00 %	1,550.00	- 2.50%	4,627.00	0.00%
number of streets	4 streets	3 streets	1.50%	2 streets	2.50%	2 streets	2.50%
Street View	25	40	- 5.00%	25	0.00 %	25	0.00%
Other adjustments (Use)	Industrial	commercial industrial	- 5.00%	Industrial	0.00 %	Industrial	0.00%
Total Settlement Percentages (%)	-	-8.50%		-1.50%	,	1.009	%
Selling price after settlement	-	1,830.00	)	1,600.8	7	1,542.0	02
Relative weights of comparable properties	-	30.00% 35.00%		35.00	)%		
Contribution of comparative properties by relative weight	-	549.00 560.30		539.7	71		
square meter price	- SAR 1,649.01						
Price per square meter after rounding	- SAR 1,650.00						







### **Comparisons:**



After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	5,200 – 4,800	For similar spaces
Industrial land	1,700 — 1,400	For small spaces
Showroom & commercial halls	750 – 550	According to the age of the property, its area and the degree of finishes
Warehouses and workshops (rental)	250 - 175	According to the age of the property, its area and the degree of finishes

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





#### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 6% - 8%, and accordingly, the capitalization rate of the project was determined at 7%.

#### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis			
The rate of return on government bonds	2.47%		
Inflation rate	2.75%		
market risk premium	2.00%		
special risk premium	2.25%		
Total	9.47%		





### **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method					
	the value of the land				
Use	Area (m2)	Price / SQ	Total		
Land area (SQ)	4,865.50	1,650.00	8,028,075.00		
	the value of the Building				
Use	Area (m2)	Price / SQ	Total		
Building area	3,663.78	675.00	2,473,051.50		
			8,028,075.00		
	land value				
Building value			2,473,051.50		
	Property value		10,501,126.50		

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.







### **Calculations and pointers to value:**

The value of the property by calculating the income return "discounted cash flow method":

	Discounted cash flow (DCF) property value					
the year	2023	2024	2025	2026	2027	
	0	1	2	3	4	
annual growth rate	0%	0%	0%	0%	0%	
Total real estate income	912,876	912,876	912,876	912,876	912,876	
Occupancy rate	100%	100%	100%	100%	100%	
Gross income after deducting vacancies	912,876	912,876	912,876	912,876	912,876	
Operating Expenses Ratio	0%	0%	0%	0%	0%	
The value of operating expenses	0	0	0	0	0	
net operating income (NOI)	912,876	912,876	912,876	912,876	912,876	
redeemable value (RV)					13,041,086	
Present value parameter	1.00	0.91	0.83	0.76	0.70	
net cash flow	912,876	833,677	761,349	695,296	9,706,017	
Net Present Value (NPV)	12,909,214					
Real estate value after rounding	12,909,000					

<sup>•</sup> The total real estate income was calculated according to the attached contract by the client, knowing that the rent value according to the attached contract is close to the rental price in the current situation of the real estate market.

<sup>•</sup> Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

### **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

The final value of the property				
Property value (number) 12,909,000 SAR				
Property value (written)	Twelve million, nine hundred and nine thousand Saudi riyals			





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	التثمين العقاري Real Estate Valuation C.R 1010517333
	- Fin	Const. Representations







Property data summary			
Property type	Showrooms and workshops		
the owner's name	Tamdeen Aloula real estate		
Deed No.	393010005756		
Deed date	13/03/1443 H		
Notary	Riyadh		
Building permit number	1432/10124		
Building Permit Date	01/06/1432 H		
City	Riyadh		
District	Al-Faisilah		
Organization Chart No.	3251		
Block number	9		
Plot number	545-544-543-542-541-540-539-538-537-536-535-534		
Value basis	Fair Value		
Evaluation method	Income Method - Discounted Cash Flow Method		
Notes	-		







### **Property Description:**

The property is a workshop, with a total land area of 6,098.38 square meters, according to the attached deed, and a total area of 4,711 square meters of building surfaces, according to the attached building permit.

property information			
Use of the land	Workshop		
Land area	6,098.38 M2		
the shape of the earth	Regular		
ground level	flat		

Boundaries and lengths			
The side	border	length	
North	Street width 20 m	126.61	
South	Street width 20 m	117.72	
East	Street width 25 m	50	
West	Street width 25 m	50.80	
Notes	-	-	







### Description of the building:

property information				
building system	Workshops - Warehouses	construction type	Bearing walls, iron beams and a concrete	
basement	0	construction condition	good	
Ground floor	1	Vacancy	rented	
building floors	0	Use of the building	Workshops - Warehouses	
Quality Finishing	good	Building area	4,711 m²	
Notes	-	age of buildings	10 years	

Services in the building						
Electric generators	Electric generators Safety and Security fire alarm systems Escalators elevators					
not available available available not available not available						

Services and facilities available in the property						
rain drainage services	rain drainage services sewage services telephone service water services Electricity Services					
available	available	available	available	available		







### **Property pictures:**













### Aerial photo of the site:

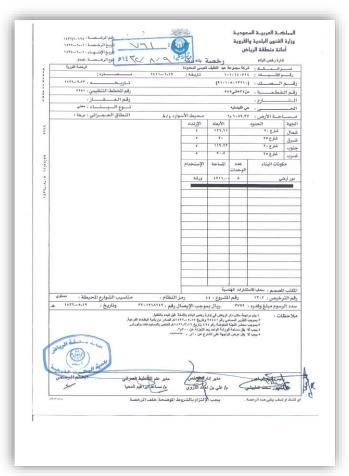


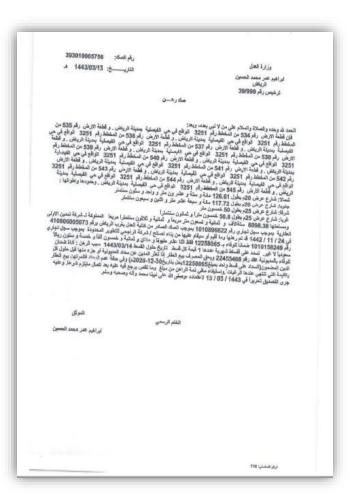






# Property documents:









## **Factors Affecting Demand:**



- Real estate prices in the city of Riyadh.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



### Risks about the property:



- A general decline in real estate prices in the city of Riyadh as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
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- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate	Туре	Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Industrial commercial land west of the property	Offer	4,000	1/6/2023	8,000,000.00	2,000.00	3 streets	24.646484, 46.789637
Commercial land north of the property	Offer	1,550	1/6/2023	2,557,500.00	1,650.00	2 streets	24.828472, 46.650593
Commercial land west of the property	Offer	4,627	1/6/2023	7,171,850.00	1,550.00	2 streets	24.638165, 46.794459

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

	Adjustment table							
Element of comparison	The property being evaluated	Comparative Re	al Estate	Comparati Estate			ative Real ite (3)	
Date	-	1/6/202	23	1/6/2023		1/6,	1/6/2023	
Adjusting the time	-	0.00%	•	0.00	%	0.0	00%	
Settlement of financing terms	-	0.00%	•	0.00	%	0.0	00%	
market conditions	-	0.00%	•	-1.50	%	-1.	50%	
Total financing and market settlements %	-	0.00%	•	-1.50	%	-1.50%		
Selling price after settlement of financing terms and market conditions		2,000		1,625		1,527		
Adjusting the Area	6,098.38	4,000.00	-2.00%	1,550.00	-5.00%	4,627.00	-2.00%	
number of streets	4 streets	3 streets	1.50%	2 streets	2.50%	2 streets	2.50%	
Street View	25	40	-5.00%	25	0.00%	25	0.00%	
Other adjustments (Use)	Industrial	commercial industrial	-5.00%	Industrial	0.00%	Industrial	0.00%	
Total Settlement Percentages (%)	-	-10.50%	6	-4.00%		-1.00%		
Selling price after settlement	-	1,790.00 1,560.24		1,511.48				
Relative weights of comparable properties	-	30.00%		35.00%		35.00%		
Contribution of comparative properties by relative weight	-	- 537.00		546.0	8	529	9.02	
square meter price	-			SAR 1,612	10			
Price per square meter after rounding	-			SAR 1,625	.00			





### **Comparisons:**



After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	5,200 – 4,800	For similar spaces
Industrial land	1,700 — 1,400	For small spaces
Showroom & commercial halls	750 – 550	According to the age of the property, its area and the degree of finishes
Warehouses and workshops (rental)	250 - 175	According to the age of the property, its area and the degree of finishes

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





#### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 6% - 8%, and accordingly, the capitalization rate of the project was determined at 7%.

#### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis				
The rate of return on government bonds	2.47%			
Inflation rate	2. <b>7</b> 5%			
market risk premium	2.00%			
special risk premium	2.25%			
Total	9.47%			





## **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

	Real estate value by cost method				
	the value	of the land			
Use	Area (m2)	Price / SQ	Total		
Land area (SQ)	6,098.38	1,625.00	9,909,867.50		
	the value of	the Building			
Use	Area (m2)	Price / SQ	Total		
Building area	4,711.00	675.00	3,179,925.00		
	land value				
	Building value				
Property value			13,089,792.50		

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.







### **Calculations and pointers to value:**

The value of the property by calculating the income return "discounted cash flow method":

Dis	counted cash flow (DCF) pr	operty value			
the year	2023	2024	2025	2026	2027
	0	1	2	3	4
annual growth rate	0%	0%	0%	0%	0%
Total real estate income	763,600	763,600	763,600	763,600	763,600
Occupancy rate	100%	100%	100%	100%	100%
Gross income after deducting vacancies	763,600	763,600	763,600	763,600	763,600
Operating Expenses Ratio	0%	0%	0%	0%	0%
The value of operating expenses	0	0	0	0	0
net operating income (NOI)	763,600	763,600	763,600	763,600	763,600
redeemable value (RV)					10,908,571
Present value parameter	1.00	0.91	0.83	0.76	0.70
net cash flow	763,600	697,352	636,851	581,599	8,118,862
Net Present Value (NPV)	10,798,264				
Real estate value after rounding	10,798,000				

<sup>•</sup> The total real estate income was calculated according to the attached contract by the client, knowing that the rent value according to the attached contract is close to the rental price in the current situation of the real estate market.

<sup>•</sup> Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

### **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

The final value of the property				
Property value (number)	10,798,000 SAR			
Property value (written)	Ten million seven hundred and ninety eight thousand Saudi riyals			





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	التثمين العقاري Real Estate Valuation C.R 1010517333
	- Fin	Const. Representations







	Property data summary				
Property type	Showrooms and workshops				
the owner's name	Tamdeen Aloula real estate				
Deed No.	79301004590				
Deed date	12/11/1442 H				
Notary	Riyadh				
Building permit number	1432/10131				
Building Permit Date	01/06/1432 H				
City	Riyadh				
District	Al-Faisilah				
Organization Chart No.	3251				
Block number	10				
Plot number	533-532-531-530-529-528-527-526-525-524-523-522				
Value basis	Fair Value				
Evaluation method	Income Method - Discounted Cash Flow Method				
Notes	-				





### **Property Description:**

The property is a workshop, with a total land area of 6,729.88 square meters, according to the attached deed, and a total area of 5,233 square meters of building surfaces, according to the attached building permit.

property information				
Use of the land	Workshop			
Land area	6,729.88 M2			
the shape of the earth	Regular			
ground level	flat			

	Boundaries and lengths			
The side	border	length		
North	Street width 20 m	139.04		
South	Street width 20 m	130.15		
East	Street width 25 m	50		
West	Street width 25 m	50.80		
Notes	-	-		







### Description of the building:

property information							
building system	Workshops - Warehouses	construction type	Bearing walls, iron beams and a concrete				
basement	0	construction condition	good				
Ground floor	1	Vacancy	rented				
building floors	0	Use of the building	Workshops - Warehouses				
Quality Finishing	good	Building area	5,233 m <sup>2</sup>				
Notes	-	age of buildings	10 years				

Services in the building						
Electric generators Safety and Security fire alarm systems Escalators elevators						
not available	available	available	not available	not available		

Services and facilities available in the property						
rain drainage services	sewage services telephone service water services Electricity Services					
available	available	available	available	available		







### **Property pictures:**













### Aerial photo of the site:









# Property documents:









## **Factors Affecting Demand:**



- Real estate prices in the city of Riyadh.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



### Risks about the property:



- A general decline in real estate prices in the city of Riyadh as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes. After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate	Туре	Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Industrial commercial land west of the property	Offer	4,000	1/6/2023	8,000,000.00	2,000.00	3 streets	24.646484, 46.789637
Commercial land north of the property	Offer	1,550	1/6/2023	2,557,500.00	1,650.00	2 streets	24.828472, 46.650593
Commercial land west of the property	Offer	4,627	1/6/2023	7,171,850.00	1,550.00	2 streets	24.638165, 46.794459

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

	Adjustment table							
Element of comparison	The property being evaluated	Comparative Re	eal Estate	Comparative Re	al Estate	Comparat Estate		
Date	-	1/6/2023		1/6/2023		1/6/2023		
Adjusting the time	-	0.00%		0.00%		0.00%		
Settlement of financing terms	-	0.00%		0.00%		0.00	0.00%	
market conditions	-	0.00%		-1.50%		-1.50	-1.50%	
Total financing and market settlements %	-	0.00%		-1.50%		-1.50%		
Selling price after settlement of financing terms and market conditions		2,000		1,625		1,527		
Adjusting the Area	6,729.88	4,000.00	-2.00%	1,550.00	-5.00%	4,627.00	-2.00%	
number of streets	4 streets	3 streets	1.50%	2 streets	2.50%	2 streets	2.50%	
Street View	25	40	-5.00%	25	0.00%	25	0.00%	
Other adjustments (Use)	Industrial	commercial industrial	-5.00%	Industrial	0.00%	Industrial	0.00%	
Total Settlement Percentages (%)	-	-10.50%		-4.00%		-1.00%		
Selling price after settlement	-	1,790.00		1,560.24		1,511.48		
Relative weights of comparable properties	-	30.00%		35.00%		35.00%		
Contribution of comparative properties by relative weight	-	537.00 546.08			529.02			
square meter price	-			SAR 1,612.10				
Price per square meter after rounding	-			SAR 1,625.00				







### **Comparisons:**



After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	5,200 – 4,800	For similar spaces
Industrial land	1,700 — 1,400	For small spaces
Showroom & commercial halls	750 – 550	According to the age of the property, its area and the degree of finishes
Warehouses and workshops (rental)	250 - 175	According to the age of the property, its area and the degree of finishes

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





#### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 6% - 8%, and accordingly, the capitalization rate of the project was determined at 7%.

#### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis				
The rate of return on government bonds	2.47%			
Inflation rate	2. <b>7</b> 5%			
market risk premium	2.00%			
special risk premium	2.25%			
Total	9.47%			





## **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method								
the value of the land								
Use	Area (m2)	Area (m2) Price / SQ Total						
Land area (SQ)	6,729.88	1,625.00	10,936,055.00					
	the value of the Building							
Use	Area (m2)	Price / SQ	Total					
Building area	Building area 5,233.00 675.00		3,532,275.00					
	10,936,055.00							
	3,532,275.00							
	14,468,330.00							

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.





### **Calculations and pointers to value:**

The value of the property by calculating the income return "discounted cash flow method":

	Discounted cash flow (DCF) property value						
the year	2023	2024	2025	2026	2027		
	0	1	2	3	4		
annual growth rate	0%	0%	0%	0%	0%		
Total real estate income	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000		
Occupancy rate	100%	100%	100%	100%	100%		
Gross income after deducting vacancies	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000		
Operating Expenses Ratio	0%	0%	0%	0%	0%		
The value of operating expenses	0	0	0	0	0		
net operating income (NOI)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000		
redeemable value (RV)					17,142,857		
Present value parameter	1.00	0.91	0.83	0.76	0.70		
net cash flow	1,200,000	1,095,890	1,000,813	913,985	12,758,820		
Net Present Value (NPV)	16,969,508						
Real estate value after rounding	16,969,000						

<sup>•</sup> The total real estate income was calculated according to the attached contract by the client, knowing that the rent value according to the attached contract is close to the rental price in the current situation of the real estate market.

<sup>•</sup> Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

### **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

The final value of the property					
Property value (number)	16,969,000 SAR				
Property value (written)	Sixteen million nine hundred and sixty nine thousand Saudi riyals				





## **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يدالغ 💥 VALIE :
Membership number 1210000094	Membership number 1210002201	Real Estate Valuation للتثمين العقاري C.R 1010517333
	4	







	Property data summary					
Property type	Showrooms and workshops					
the owner's name	Tamdeen Aloula real estate					
Deed No.	793010004587					
Deed date	12/11/1442 H					
Notary	Riyadh					
Building permit number	1432/10149					
Building Permit Date	01/06/1432 H					
City	Riyadh					
District	Al-Faisilah					
Organization Chart No.	3251					
Block number	11					
Plot number	521-520-519-518-517-516-515-514-513-512-511-510-509-508					
Value basis	Fair Value					
Evaluation method	Income Method - Discounted Cash Flow Method					
Notes	-					







### **Property Description:**

The property is a workshop, with a total land area of 7,341.13 square meters, according to the attached deed, and a total area of 5,733 square meters of building surfaces, according to the attached building permit.

property information				
Use of the land	Workshop			
Land area	7,341.13 M2			
the shape of the earth	Regular			
ground level	flat			

	Boundaries and lengths					
The side	border	length				
North	Street width 20 m	151.47				
South	Street width 20 m	141.58				
East	Street width 25 m	50				
West	Street width 25 m	50.80				
Notes	-	-				







### Description of the building:

	property information						
building system	Workshops - Warehouses	construction type	Bearing walls, iron beams and a concrete				
basement	0	construction condition	good				
Ground floor	1	Vacancy	rented				
building floors	0	Use of the building	Workshops - Warehouses				
Quality Finishing	good	Building area	5,733 m <sup>2</sup>				
Notes	-	age of buildings	10 years				

Services in the building						
Electric generators Safety and Security fire alarm systems Escalators elevators						
not available available available not available not available						

Services and facilities available in the property						
rain drainage services	ices sewage services telephone service water services Electricity Services					
available	available	available	available	available		







### **Property pictures:**













### Aerial photo of the site:



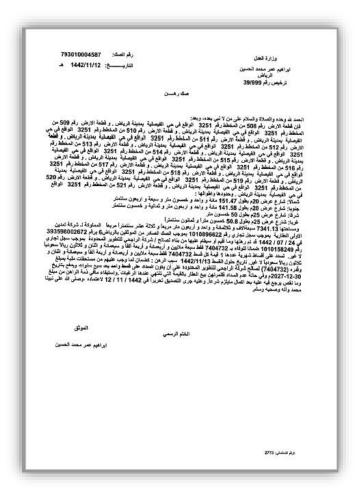






## Property documents:









## **Factors Affecting Demand:**



- Real estate prices in the city of Riyadh.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



### Risks about the property:



- A general decline in real estate prices in the city of Riyadh as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate	Туре	Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Industrial commercial land west of the property	Offer	4,000	1/6/2023	8,000,000.00	2,000.00	3 streets	24.646484, 46.789637
Commercial land north of the property	Offer	1,550	1/6/2023	2,557,500.00	1,650.00	2 streets	24.828472, 46.650593
Commercial land west of the property	Offer	4,627	1/6/2023	7,171,850.00	1,550.00	2 streets	24.638165, 46.794459

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

	Adjustment table						
Element of comparison	The property being evaluated	Comparative (1)	Real Estate	Comparat Estate		Comparative	
Date	-	1/6/20	023	1/6/2023		1/6/2023	
Adjusting the time	-	0.00	%	0.00	0%	0.00%	
Settlement of financing terms	-	0.00	%	0.00	)%	0.0	0%
market conditions	-	0.00	%	-1.50	)%	-1.5	0%
Total financing and market settlements %	-	0.00	%	-1.50	0%	-1.50%	
Selling price after settlement of financing terms and market conditions		2,000		2,000 1,62		1,5	27
Adjusting the Area	7,341.13	4,000.00	-2.00%	1,550.00	-5.00%	4,627.00	-2.00%
number of streets	4 streets	3 streets	1.50%	2 streets	2.50%	2 streets	2.50%
Street View	25	40	-5.00%	25	0.00%	25	0.00%
Other adjustments (Use)	Industrial	commercial industrial	-5.00%	Industrial	0.00%	Industrial	0.00%
Total Settlement Percentages (%)	-	-10.50	0%	-4.00	0%	-1.0	0%
Selling price after settlement	-	1,790.	00	1,560	.24	1,511	.48
Relative weights of comparable properties	-	30.00%		35.00%		35.00%	
Contribution of comparative properties by relative weight	-	537.00		537.00 546.08		529	.02
square meter price	-			SAR 1,	612.10		
Price per square meter after rounding	-			SAR 1,6	525.00		





### **Comparisons:**



After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	5,200 – 4,800	For similar spaces
Industrial land	1,700 — 1,400	For small spaces
Showroom & commercial halls	750 – 550	According to the age of the property, its area and the degree of finishes
Warehouses and workshops (rental)	250 - 175	According to the age of the property, its area and the degree of finishes

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 6% - 8%, and accordingly, the capitalization rate of the project was determined at 7%.

#### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis				
The rate of return on government bonds	2.47%			
Inflation rate	2.75%			
market risk premium	2.00%			
special risk premium	2.25%			
Total	9.47%			





## **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method						
	the value of the land					
Use	Area (m2)	Price / SQ	Total			
Land area (SQ)	7,341.13	1,625.00	11,929,336.25			
	the value of the Building					
Use	Use Area (m2) Price / SQ					
Building area	5,733.00	675.00	3,869,775.00			
	land value					
		3,869,775.00				
	15,799,111.25					

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.







### **Calculations and pointers to value:**

The value of the property by calculating the income return "discounted cash flow method":

Discounted cash flow (DCF) property value							
the year	2023	2024	2025	2026	2027		
	0	1	2	3	4		
annual growth rate	0%	0%	0%	0%	0%		
Total real estate income	1,579,050	1,579,050	1,579,050	1,579,050	1,579,050		
Occupancy rate	100%	100%	100%	100%	100%		
Gross income after deducting vacancies	1,579,050	1,579,050	1,579,050	1,579,050	1,579,050		
Operating Expenses Ratio	0%	0%	0%	0%	0%		
The value of operating expenses	0	0	0	0	0		
net operating income (NOI)	1,579,050	1,579,050	1,579,050	1,579,050	1,579,050		
redeemable value (RV)					22,557,857		
Present value parameter	1.00	0.91	0.83	0.76	0.70		
net cash flow	1,579,050	1,442,055	1,316,945	1,202,690	16,789,012		
Net Present Value (NPV)	22,329,751						
Real estate value after rounding	22,329,000						

<sup>•</sup> The total real estate income was calculated according to the attached contract by the client, knowing that the rent value according to the attached contract is close to the rental price in the current situation of the real estate market.

<sup>•</sup> Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

### **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

The final value of the property				
Property value (number)	22,329,000 SAR			
Property value (written)	Twenty-two million, three hundred and twenty-nine thousand Saudi riyals			





## **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	التثمين العقاري Real Estate Valuation C.R 1010517333
	- Fin	Const to review to delicate







Property data summary				
Property type	Showrooms and workshops			
the owner's name	Tamdeen Aloula real estate			
Deed No.	693010005751			
Deed date	13/03/1443 H			
Notary	Riyadh			
Building permit number	1432/17964			
Building Permit Date	09/10/1432 H			
City	Riyadh			
District	Al-Faisilah			
Organization Chart No.	3251			
Block number	-			
Plot number	24&25			
Value basis	Fair Value			
Evaluation method	Income Method - Discounted Cash Flow Method			
Notes	-			







### **Property Description:**

The property consists of showrooms and workshops, with a total land area of 6,000 square meters, according to the attached deed, and a total building area of 5,168 square meters, according to the attached building permit.

property information				
Use of the land	Workshop			
Land area	6,000 M2			
the shape of the earth	Regular			
ground level	flat			

Boundaries and lengths			
The side	border	length	
North	10 m wide corridor	60	
South	Neighbor	60	
East	Eastern Ring Road width 100 m	100	
West	Street width 25 m	100	
Notes	-	-	







### Description of the building:

property information						
building system	building system Workshops - Warehouses construction type					
basement	0	construction condition	good			
Ground floor	1	Vacancy	rented			
building floors	0	Use of the building	Workshops - Warehouses			
Quality Finishing	good	Building area	5,168 m²			
Notes	-	age of buildings	10 years			

Services in the building							
Electric generators	Electric generators Safety and Security fire alarm systems Escalators elevators						
not available	available	available	not available	not available			

Services and facilities available in the property					
rain drainage services sewage services telephone service water services Electricity Services					
available	available	available	available	available	







### **Property pictures:**













### Aerial photo of the site:

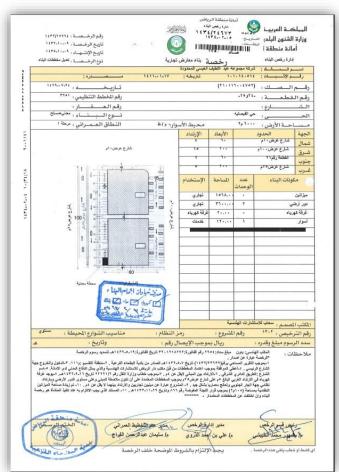


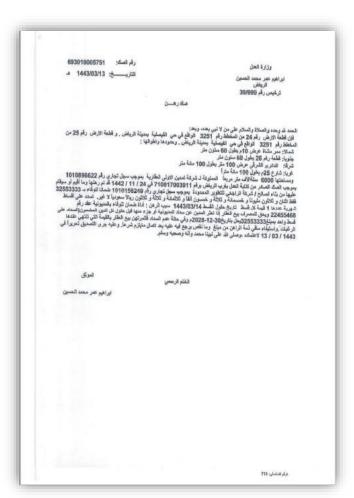






# Property documents:









## **Factors Affecting Demand:**



- Real estate prices in the city of Riyadh.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



### Risks about the property:



- A general decline in real estate prices in the city of Riyadh as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate	Туре	Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Commercial land north of the property	Offer	4,254	1/6/2023	21,270,000.00	5,000.00	2 streets	24.637146, 46.799364
Commercial land north of the property	Offer	4,339	1/6/2023	21,695,000.00	5,000.00	2 streets	24.646868, 46.794321
Commercial land north of the property	Offer	6,250	1/6/2023	30,937,500.00	4,950.00	2 streets	24.643723, 46.796021

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

	Adjustment table						
Element of comparison	The property being evaluated	Comparat Estate		Comparat Estate		Comparativ Estate (	
Date	-	1/6/20		1/6/2023		1/6/2023	
Adjusting the time	-	0.00	%	0.00	%	0.00%	<b>6</b>
Settlement of financing terms	-	0.00	%	0.00	%	0.00%	6
market conditions	-	-1.50	%	-1.50	%	-1.50%	6
Total financing and market settlements %	-	-1.50	%	-1.50	%	-1.50%	6
Selling price after settlement of financing terms and market conditions		4,92	25	4,92	25	4,876	•
Adjusting the Area	6,000.00	4,254.00	-2.50%	4,339.00	-1.50%	6,250.00	0.00%
number of streets	3 streets	2 streets	2.50%	2 streets	2.50%	2 streets	2.50%
Street View	100	100	0.00%	100	0.00%	100	0.00%
Other adjustments (Use)	commercial	commercial	0.00%	commercial	0.00%	commercial	0.00%
Total Settlement Percentages (%)	-	-1.50	%	-0.50	)%	1.00%	
Selling price after settlement	-	4,851.13		4,900.38		4,924.51	
Relative weights of comparable properties	-	30.00%		30.00%		40.00%	
Contribution of comparative properties by relative weight	-	1,455.34		.34 1,470.11		1,969.8	0
square meter price	-			SAR 4,89	95.25		
Price per square meter after rounding				SAR 4,90	0.00		







### **Comparisons:**



After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	5,200 – 4,800	For similar spaces
Industrial land	1,700 — 1,400	For small spaces
Showroom & commercial halls	750 – 550	According to the age of the property, its area and the degree of finishes
Warehouses and workshops (rental)	250 - 175	According to the age of the property, its area and the degree of finishes

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





#### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 6% - 8%, and accordingly, the capitalization rate of the project was determined at 7.50%.

#### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis	
The rate of return on government bonds	2.47%
Inflation rate	2. <b>7</b> 5%
market risk premium	2.00%
special risk premium	2.25%
Total	9.47%

175





## **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method						
	the value of the land					
Use	Area (m2)	Price / SQ	Total			
Land area (SQ)	6,000.00	4,900.00	29,400,000.00			
	the value of the Building					
Use	Area (m2)	Price / SQ	Total			
Building area	5,168.00	900.00	4,651,200.00			
land value			29,400,000.00			
Building value			4,651,200.00			
	Property value		34,051,200.00			

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.







### **Calculations and pointers to value:**

The value of the property by calculating the income return "discounted cash flow method":

	Discounted cash flow	(DCF) property val	ue		
the year	2023	2024	2025	2026	2027
	0	1	2	3	4
annual growth rate	0%	0%	0%	0%	0%
Total real estate income	2,300,00	2,300,000	2,300,000	2,350,000	2,350,000
Occupancy rate	100%	100%	100%	100%	100%
Gross income after deducting vacancies	2,300,00	2,300,000	2,300,000	2,350,000	2,350,000
Operating Expenses Ratio	0%	0%	0%	0%	0%
The value of operating expenses	0	0	0	0	О
net operating income (NOI)	2,300,00	2,300,000	2,300,000	2,350,000	2,350,000
redeemable value (RV)					31,333,333
Present value parameter	1.00	0.91	0.83	0.76	0.70
net cash flow	2,300,00	2,100,457	1,918,225	1,789,887	23,429,261
Net Present Value (NPV)	31,537,82	.9			
Real estate value after rounding	31,537,00	00			

<sup>•</sup> The total real estate income was calculated according to the attached contract by the client, knowing that the rent value according to the attached contract is close to the rental price in the current situation of the real estate market.

<sup>•</sup> Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

### **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

The final value of the property				
Property value (number)	31,537,000 SAR			
Property value (written)	Thirty-one million, five hundred and thirty-seven thousand Saudi riyals			





## **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	التثمين العقاري Real Estate Valuation C.R 1010517333
	- Fin	Const. Representations







Property data summary				
Property type	Residential building (hotel apartments)			
the owner's name	Tamdeen Aloula real estate			
Deed No.	393010004586 - 693010004593			
Deed date	12/11/1442 H - 12/11/1442 H			
Notary	Riyadh			
Building permit number	1434/15050			
Building Permit Date	15/02/1434 H			
City	Riyadh			
District	Al-Namothagiah			
Organization Chart No.	-			
Block number	-			
Plot number	-			
Value basis	Fair Value			
Evaluation method	Income Method - Discounted Cash Flow Method			
Notes	-			





#### **Property Description:**

The property is a hotel-residential building with a total land area of 3,061.75 square meters, according to the attached deed, and a total area of building surfaces of 11,467 square meters, according to the attached building permit.

property information				
Use of the land	Residential			
Land area	3,061.75 M2			
the shape of the earth	Square			
ground level	flat			

Boundaries and lengths 310807002927					
The side	border	length			
North	Street width 32 m	34.30			
South	Street width 20 + 18.40 m	29			
East	Neighbor	58.90			
West	Neighbor	40.75			
Notes	Area / 1,504.26 M2	-			

Boundaries and lengths 517806000743				
The side	border	length		
North	Street width 32 m	25.20		
South	Street width 20 m	27.85		
East	Neighbor	60		
West	Neighbor	58.90		
Notes	Area / 1,557.49 M2	-		







#### **Description of the building:**

property information						
building system	3 floors	construction type	concrete			
basement	1	construction condition	Excellent			
Ground floor	1	Vacancy	rented			
building floors	3	Use of the building	Hotel			
Quality Finishing	Excellent	Building area	11,467 m²			
Notes	-	age of buildings	3 years			

Services in the building						
Electric generators Safety and Security fire alarm systems Escalators elevators						
Not available	available	available	available	available		

Services and facilities available in the property					
rain drainage services sewage services telephone service water services Electricity Services					
available	available	available	available	available	

• The property is a 3-star hotel, consisting of 128 hotel rooms and 109 parking spaces, in addition to a swimming pool, health club, coffee shop, gymnasium, children's games room, restaurant, central hall, two meeting rooms and a business center.







## **Property pictures:**









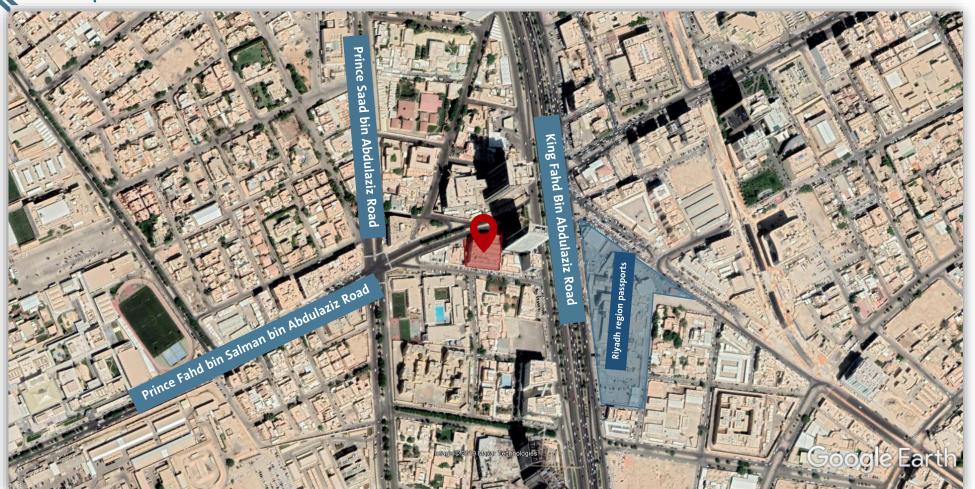








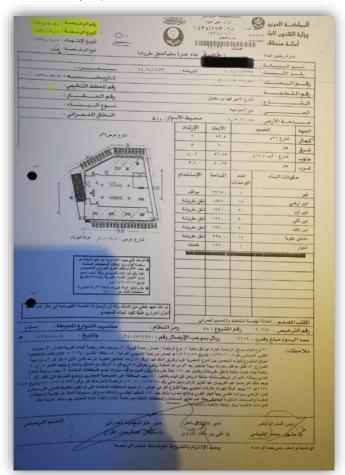
Aerial photo of the site:







# Property documents:



رقم المث: 693010004593	وزارة العال
التاريــــغ: 1442/11/12 ــ	ايراهيم عبر محمد الحسون
	الرياض ترخيص رقم 39/999
رهــن	(1)
و مسرون مستحر	المعد للروحاء والصلاع والسلام على من لا تبي يعده. فإن قطعة الإرض رقم يدون الوقاع في هي التموذيجية بعديدة ا شمالاً: شارع عرض 32 م بطول 27.52 كسمة و عشر ون مشر جذوبة: شارع عرض 20 م بطول 27.85 سبعة و عشر ون مشر شرقة: جزية بطول 60 سلون متر
	فرية خير ايطول 19,90 قطية و همدون شار قسيل منطقة و ومستفتاع 19,749 قطي د فيمسطة و سيقو أحضون الم تعين (الاولى الشارية بديجه سيط اليجاري رقم 333599002074 يوجه سيل تجاري رقم (19418-2018) قد تر مينها وعا أفو يدجه سيل تجاري رقم (19418-2018) في منطقة الشارة بدولاد و تستعدان قرمان و عارض الاولاد على السامة على السامة و أريستان و واحد و عارض القال تمسساته و المقابة و الأفوار : كفسار لما ويت عليهم منطقات عليه بيان وقور (388)
و وسعيه وسلم.	عدما الرعبات واستهدام معنى تعه الرامل من تبينا محمد والله في 1442 / 11 / 12 لاعتماده موصلى الله على تبينا محمد والله
الموثق	
ارسنى	الكتم
ايراهيم عمر محمد الحدين	
	الرقع فصندتي: 2779

رقم المسك: 393010004586	
التاريــــــــــــــــــــــــــــــــــــ	وزارة الحل
	اير اهيم عمر محمد الحسين الرياض
	ترخيص رَفَّم 999/99
	صك رهـــن
یمتر نسخت یک برند در به استوکه از شرقهٔ تعین الاولی بن بازیشن به برنم 93358900 فی 4 پستگور السخت در به بودی سجل انجازی ارام نظام الدر حضر میکن از رابطانه و دواند و انتخاری است برنمانه و دواند و بازی بازی بازی بازی استان علی قباد از دواند استخداره علی آن یکون استان علی قباد از دواند استخداره علی آن یکون استان علی قباد از انتخاب استان علی قباد واحد است رافعه از از یکون استان علی	المدد أد وحده والصلاة والسلام على من لا تمي يحده ويحد .  قال قلمة الارش وقم يعون الوراح في حي المورقية بسينية الرياش و مدودها والمنافر على من المورقية بسينية الرياش و مدودها والمنافرة على من المورقية بسينية الرياش و مدودها والمنافرة على المنافرة على المنافرة على المنافرة المنافرة على المنافرة المنافرة على المنافرة المنافرة المنافرة على المنافرة المناف
العوثق	شككم الرسمي
ليراهيم عمر محدد الحصين	-





# **Factors Affecting Demand:**



- Real estate prices in the city of Riyadh.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



# Risks about the property:



- A general decline in real estate prices in the city of Riyadh as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







## **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes. After the field survey in the site to be evaluated, the prices in the area are as follows:

	(	Comparativ	e real estate				
Comparative real estate	Туре	Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Commercial residential land south of the property	Offer	7,833	1/6/2023	25,065,600.00	3,200.00	3 streets	24.658643, 46.697523
Commercial residential land south of the property	Offer	5,165	1/6/2023	25,825,000.00	5,000.00	4 streets	24.655079, 46.698791
Residential land west of the property	actual	504	26/02/2023	1,949,976.00	3,869.00	2 streets	24.657979, 46.696253

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

	Adjustmer	nt table					
Element of comparison	The property being Comparative Real evaluated Estate (1)		Comparative Real Estate (2)		Comparative Real Estate (3)		
Date	-	1/6/20	1/6/2023 1/6/2023 26/02		, ,		23
Adjusting the time	-	0.009	%	0.00	%	0.00%	
Settlement of financing terms	-	0.00%	%	0.00	%	0.00%	
market conditions	-	-1.50%	%	-1.50	%	0.00%	
Total financing and market settlements %	-	-1.50%	%	-1.50	%	0.00%	
Selling price after settlement of financing terms and market conditions		3,152		4,925		3,869	
Adjusting the Area	3,061.75	7,833.00	5.00%	5,165.00	2.50%	504.00	-5.00%
number of streets	2 streets	3 streets	-1.50%	4 streets	-2.50%	2 streets	-2.50%
Street View	32	30	2.50%	30	2.50%	25	5.00%
Other adjustments (Use)	Residential commercial	Residential commercial	0.00%	Residential commercial	0.00%	Residential	15.00%
Total Settlement Percentages (%)	-	4.50%	4.50% 1.00%		%	12.50%	
Selling price after settlement	-	3,293.84 4,974.25		25	4,352.63		
Relative weights of comparable properties	-	35.00%		35.00%		30.00%	
Contribution of comparative properties by relative weight	-	1,152.84		1,152.84 1,740.99		1,305.79	
square meter price	-	- SAR 4,199.62					
Price per square meter after rounding	-	- SAR 4,200.00					





# **Comparisons:**

After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	5,000 – 4,500	For similar spaces
Residential commercial land	4,000 — 3,000	For small spaces

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 7% - 8%, and accordingly, the capitalization rate of the project was determined at 7.50%.

#### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis				
The rate of return on government bonds	2.47%			
Inflation rate	2.75%			
market risk premium	1.75%			
special risk premium	2.00%			
Total	8.97%			





# **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method							
	the value of the land						
Use	Area (m2)	Price / SQ	Total				
Land area (SQ)	3,061.75	4,200.00	12,859,350.00				
tl	he value of the Build	ing					
Use	Area (m2)	Price / SQ	Total				
Building area	11,476.00	2,890.00	33,165,640.00				
land value		12,247,000.00					
Building val	33,165,640.00						
Property val	ue		45,412,640.00				

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.





## **Calculations and pointers to value:**

#### The value of the property by calculating the income return "discounted cash flow method":

	Discounted cash flow (DCF) property value								
the year	2023	2024	2025	2026	2027				
	0	1	2	3	4				
annual growth rate	0%	0%	0%	0%	0%				
Total real estate income	3,800,000	3,800,000	3,800,000	3,800,000	3,800,000				
Occupancy rate	100%	100%	100%	100%	100%				
Gross income after deducting vacancies	3,800,000	3,800,000	3,800,000	3,800,000	3,800,000				
Operating Expenses Ratio	0%	0%	0%	0%	0%				
The value of operating expenses	0	0	0	0	0				
net operating income (NOI)	3,800,000	3,800,000	3,800,000	3,800,000	3,800,000				
redeemable value (RV)					50,666,667				
Present value parameter	1.00	0.92	0.84	0.77	0.71				
net cash flow	3,800,000	3,486,239	3,198,384	2,934,297	38,585,560				
Net Present Value (NPV)	52,004,480								
Real estate value after rounding	52,004,000								

<sup>•</sup> The total real estate income was calculated according to the attached contract by the client, knowing that the rent value according to the attached contract is close to the rental price in the current situation of the real estate market.

<sup>•</sup> Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





# **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

## **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

The final value of the property				
Property value (number) 52,004,000 SAR				
Property value (written)	Fifty-two million and four thousand Saudi riyals			





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	Real Estate Valuation للتثمين العقاري C.R 1010517333
	- Fin	CONTROL TO PROPERTY OF THE PARTY OF THE PART







Property data summary				
Property type	Residential Building			
the owner's name	Tamdeen Aloula real estate			
Deed No.	493010005755			
Deed date	13/03/1443 H			
Notary	Riyadh			
Building permit number	1431/12739			
Building Permit Date	24/07/1431 H			
City	Riyadh			
District	Al-Yasmeen			
Organization Chart No.	3229			
Block number	3			
Plot number	16			
Value basis	Fair Value			
Evaluation method	Income Method - Discounted Cash Flow Method			
Notes	-			







## **Property Description:**

The property is a residential building, with a total land area of 2,309.76 square meters, according to the attached deed, and a total area of 5,422.98 square meters, according to the attached building permit.

property information				
Use of the land	Residential building			
Land area	2,309.76 M2			
the shape of the earth	square			
ground level	Flat			

Boundaries and lengths				
The side	border	length		
North	10 m wide corridor	69.99		
South	Neighbor	69.99		
East	Al-Qadissiya Street 36 m wide	33		
West	Street width 18 m	33		
Notes	-	-		







# Description of the building:

property information						
building system	3 floors and an upper extension	construction type	Concrete			
basement	1	construction condition	Excellent			
Ground floor	1	Vacancy	Vacant			
building floors	2.5	Use of the building	residential building			
Quality Finishing	Excellent	Building area	5,422.98 m <sup>2</sup>			
Notes	-	age of buildings	10 years			

Services in the building						
Electric generators Safety and Security fire alarm systems Escalators elevators						
not available	available	available	not available	available		

Services and facilities available in the property						
rain drainage services sewage services telephone service water services Electricity Services						
available	available	available	available	available		







# Property pictures:

















# **\***

# Aerial photo of the site:



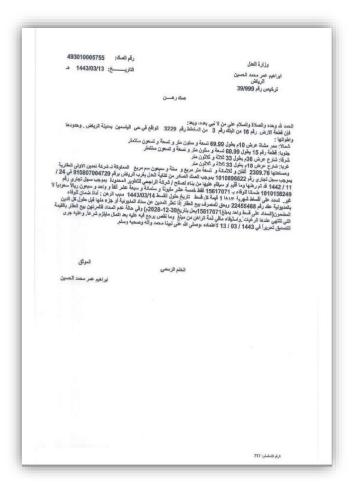






# Property documents:









# **Factors Affecting Demand:**



- Real estate prices in the city of Riyadh.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



# Risks about the property:



- A general decline in real estate prices in the city of Riyadh as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







## **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate	Туре	Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Residential commercial land south of the property	Offer	4,640	1/6/2023	26,912,000.00	5,800.00	3 streets	24.824580, 46.652423
Residential commercial land west of the property	Offer	1,500	1/6/2023	9,750,000.00	6,500.00	2 streets	24.829234, 46.645945
Residential commercial land west of the property	Offer	1,500	1/6/2023	10,200,000.00	6,800.00	2 streets	24.826921, 46.641336

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

	Adjustmei	nt table						
Element of comparison	The property being evaluated	Comparati Estate		Comparativ Estate		Comparati Estate		
Date	-	1/6/20	)23	1/6/2023		1/6/2023		
Adjusting the time	-	0.00	%	0.00%		0.00%		
Settlement of financing terms	-	0.00	%	0.009	%	0.00	%	
market conditions	-	-1.50	%	-1.509	6	-1.50	%	
Total financing and market settlements %	-	-1.50	%	-1.509	6	-1.50	%	
Selling price after settlement of financing terms and market conditions		5,713	3	6,40	3	6,69	8	
Adjusting the Area	2,309.76	4,640.00	-7.50%	1,500.00	-5.00%	1,500.00	-5.00%	
number of streets	3 streets	3 streets	0%	2 streets	1.50%	2 streets	1.50%	
Street View	36	36	0.00%	36	0.00%	36	0.00%	
Other adjustments (Use)	Residential commercial	Residential commercial	0.00%	Residential commercial	0.00%	Residential commercial	0.00%	
Total Settlement Percentages (%)	-	-9.00	%	-5.009	%	-5.00	)%	
Selling price after settlement	-	5,198.83		6,082.38		6,363.10		
Relative weights of comparable properties	-	30.00	)%	35.00	%	35.00	)%	
Contribution of comparative properties by relative weight	-	1,559.65		1,559.65 2,128.83		33	2,227.	09
square meter price	- SAR 5,915.57							
Price per square meter after rounding	- SAR 5,950.00							





# **Comparisons:**

After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
Residential commercial land	6,500 – 5,500	For similar spaces
Residential apartments (rental)	40,000 – 30,000	According to the age of the property, its area and the degree of finishes

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 5.50% - 7.50%, and accordingly, the capitalization rate of the project was determined at 6.00%.

#### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis			
The rate of return on government bonds	2.47%		
Inflation rate	2.75%		
market risk premium	1.75%		
special risk premium	2.00%		
Total	8.97%		





# **Calculations and pointers to value:**

#### The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method				
	the value of the lan	d		
Use	Area (m2)	Price / SQ	Total	
Land area (SQ)	2,309.76	5,950.00	13,743,072.00	
t	he value of the Build	ing		
Use	Area (m2)	Price / SQ	Total	
Building area	5,442.98	1,280.00	6,967,014.40	
land value	2		13,743,072.00	
Building val	ue		6,967,014.40	
Property val	ue		20,710,086.40	

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.







## **Calculations and pointers to value:**

The value of the property by calculating the income return "discounted cash flow method":

	Discounted cash flow (DCF) property value					
the year	2023	2024	2025	2026	2027	
	0	1	2	3	4	
annual growth rate	0%	0%	0%	0%	0%	
Total real estate income	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	
Occupancy rate	100%	100%	100%	100%	100%	
Gross income after deducting vacancies	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	
Operating Expenses Ratio	0%	0%	0%	0%	0%	
The value of operating expenses	0	0	0	0	0	
net operating income (NOI)	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	
redeemable value (RV)					21,666,667	
Present value parameter	1.00	0.92	0.84	0.77	0.71	
net cash flow	1,300,000	1,192,661	1,094,184	1,003,839	16,270,166	
Net Present Value (NPV)	20,860,849					
Real estate value after rounding	20,860,000					

<sup>•</sup> The total real estate income was calculated according to the attached contract by the client, knowing that the rent value according to the attached contract is close to the rental price in the current situation of the real estate market.

<sup>•</sup> Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





## **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

## **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

The final value of the property			
Property value (number)	20,860,000 SAR		
Property value (written)	Twenty million eight hundred and sixty thousand Saudi riyals		





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	التثمين العقاري Real Estate Valuation C.R 1010517333
	- Fin	Const. Representations







Property data summary			
Property type	Building (restaurant)		
the owner's name	Tamdeen Aloula real estate		
Deed No.	893010005753		
Deed date	13/03/1443 H		
Notary	Jeddah		
Building permit number	3700105020		
Building Permit Date	22/01/1438 H		
City	Jeddah		
District	Obhur Al-Shamaliyah		
Organization Chart No.	ب <b>/ 23</b> 0		
Block number	-		
Plot number	204		
Value basis	Fair Value		
Evaluation method	Income Method - Discounted Cash Flow Method		
Notes	<u>-</u>		







#### **Property Description:**

The property is a building, with a total land area of 552 square meters, according to the attached deed, and a total area of building surfaces of 180.06 square meters according to the attached building permit.

property information			
Use of the land	Commercial		
Land area	552 M2		
the shape of the earth	square		
ground level	flat		

Boundaries and lengths			
The side	border	length	
North	neighbor	24	
South	neighbor	24	
East	neighbor	23	
West	Street width 52 m	23	
Notes	-	-	







# Description of the building:

property information				
building system	2 floors	construction type	concrete	
basement	0	construction condition	Good	
Ground floor	1	Vacancy	Rented	
building floors	1	Use of the building	commercial (restaurant)	
Quality Finishing	Excellent	Building area	180.06 m <sup>2</sup>	
Notes	-	age of buildings	5 year's	

Services in the building						
Electric generators	Electric generators Safety and Security fire alarm systems Escalators elevators					
Not available available available Not available Not available						

Services and facilities available in the property				
rain drainage services	sewage services	telephone service	water services	Electricity Services
Not available	Not available	available	available	available







## **Property pictures:**







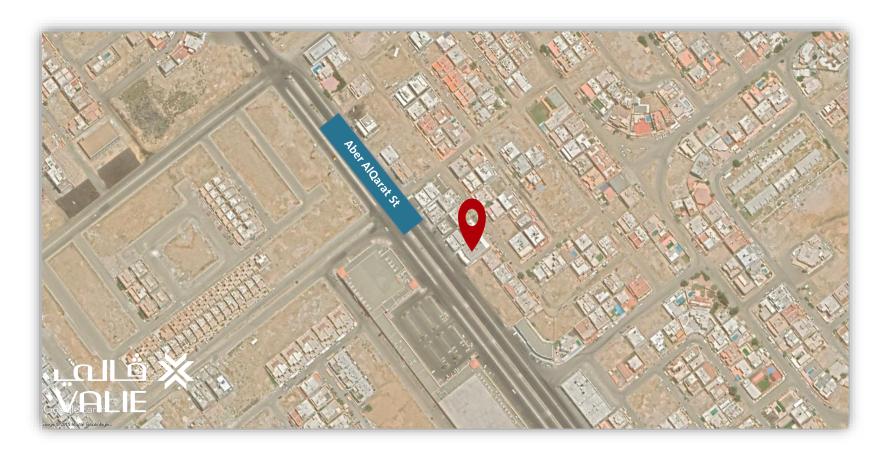








# Aerial photo of the site:



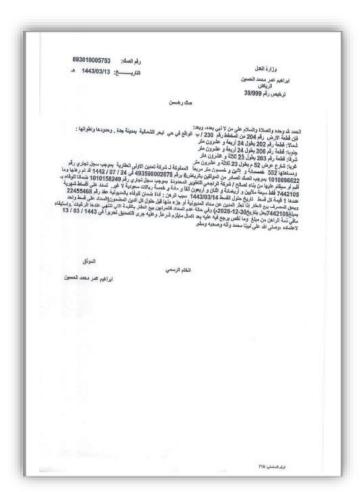






# Property documents:









# **Factors Affecting Demand:**



- Real estate prices in the city of Jeddah.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



### Risks about the property:



- A general decline in real estate prices in the city of Jeddah as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate	Туре	Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Commercial land North of the real estate	Offer	750	1/6/2023	5,850,000.00	7,800.00	street	21.769679, 39.109168
Commercial land South of the real estate	Offer	1,315	1/6/2023	9,994,000.00	7,600.00	2 streets	21.759456, 39.117774
Commercial land South of the real estate	Offer	1,056	1/6/2023	9,504,000.00	9,000.00	street	21.758264, 39.119635

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

	Adjustn	nent table					
Element of comparison	The property being evaluated	Comparative I (1)	Real Estate	Comparativ Estate (		Comparative Rea (3)	al Estate
Date	-	1/6/20	)23	1/6/202	.3	1/6/2023	3
Adjusting the time	-	0.00	%	0.00%		0.00%	
Settlement of financing terms	-	0.00	%	0.00%		0.00%	
market conditions	-	-1.50	%	-1.50%		-1.50%	
Total financing and market settlements %	-	-1.50	%	-1.50%		-1.50%	
Selling price after settlement of financing terms and market conditions		7,68	3	7,486		8,865	
Adjusting the Area	552.00	750	2.50%	1,315	5.00%	1,056	5.00%
number of streets	street	street	0.00%	2 streets	-2.50%	street	0.00%
Street View	52	52	0.00%	52	0.00%	52	0.00%
Other adjustments (Use)	Commercial	Commercial	0.00%	Commercial	0.00%	Commercial	0.00%
Total Settlement Percentages (%)	-	1.009	%	1.00%		3.50%	
Selling price after settlement	-	7,759.	83	7,560.8	6	9,175.28	
Relative weights of comparable properties	-	40.00	)%	30.00%	, 0	30.00%	
Contribution of comparative properties by relative weight	-	3,103.	93	2,268.2	6	2,752.58	
square meter price	-			SAR 8,124.	77		
Price per square meter after rounding	-			SAR 8,125.	00		





### **Comparisons:**

After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	8,500 – 7,500	For similar spaces

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





#### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 8% - 10%, and accordingly, the capitalization rate of the project was determined at 8.50%.

#### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis				
The rate of return on government bonds	2.47%			
Inflation rate	2.75%			
market risk premium	2.25%			
special risk premium	2.00%			
Total	9.47%			





# **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real			
	d		
Use	Area (m2)	Price / SQ	Total
Land area (SQ)	552.00	8,125.00	4,485,000.00
t	he value of the Build	ing	
Use	Area (m2)	Price / SQ	Total
Building area	180.06	2,464.00	443,667.84
land value	4,485,000.00		
Building val	443,667.84		
Property val	lue		4,928,667.84

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.







### **Calculations and pointers to value:**

The value of the property by calculating the income return "discounted cash flow method":

	Discounted cash t	flow (DCF) property	value		
the year	2023	2024	2025	2026	2027
	0	1	2	3	4
annual growth rate	0%	0%	0%	0%	0%
Total real estate income	502,500	502,500	502,500	502,500	502,500
Occupancy rate	100%	100%	100%	100%	100%
Gross income after deducting vacancies	502,500	502,500	502,500	502,500	502,500
Operating Expenses Ratio	0%	0%	0%	0%	0%
The value of operating expenses	0	0	0	0	0
net operating income (NOI)	502,500	502,500	502,500	502,500	502,500
redeemable value (RV)					5,911,765
Present value parameter	1.00	0.91	0.83	0.76	0.70
net cash flow	502,500	458,904	419,091	382,731	4,461,598
Net Present Value (NPV)	6,224,823				
Real estate value after rounding	6,224,000				

<sup>•</sup> The total real estate income was calculated according to the field survey that was conducted on similar properties, knowing that the rent value according to the attached contract from the client is close to the rental price in the current situation of the real estate market.

<sup>•</sup> Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

### **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

The final value of the property				
Property value (number)	6,224,000 SAR			
Property value (written)	Six million two hundred and twenty four thousand Saudi riyals			





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	Real Estate Valuation للتثمين العقاري C.R 1010517333
	- Fin	CONTROL TO PROPERTY OF THE PARTY OF THE PART







	Property data summary				
Property type	Building (restaurant)				
the owner's name	Tamdeen Aloula real estate				
Deed No.	393010005752				
Deed date	13/03/1443 H				
Notary	Khamis Mushait				
Building permit number	ച 1437 / 25 / 1230 / 40				
Building Permit Date	17/07/1437 H				
City	Khamis Mushait				
District	Al-Nuzha				
Organization Chart No.					
Block number	_				
Plot number	-				
Value basis	Fair Value				
Evaluation method	Income Method - Discounted Cash Flow Method				
Notes	-				







#### **Property Description:**

The property is a building, with a total land area of 1,500 square meters, according to the attached deed, and a total area of building surfaces of 576.20 square meters according to the attached building permit.

property information		
Use of the land	Commercial	
Land area	1,500 M2	
the shape of the earth	Rectangular	
ground level	flat	

Boundaries and lengths				
The side	border	length		
North	Street width 20 m	30		
South	Street width 20 m	30		
East	Street width 16 m	50		
West	Street width 64 m	50		
Notes	-	-		







### Description of the building:

property information					
building system	2 floors	construction type	concrete		
basement	0	construction condition	Good		
Ground floor	1	Vacancy	Rented		
building floors	1	Use of the building	commercial (restaurant)		
Quality Finishing	Excellent	Building area	5762.20 m <sup>2</sup>		
Notes	-	age of buildings	5 year's		

Services in the building					
Electric generators	Safety and Security	fire alarm systems	Escalators	elevators	
Not available	available	available	Not available	Not available	

Services and facilities available in the property						
rain drainage services	rain drainage services sewage services telephone service water services Electricity Services					
Not available	available	available	available	available		







### **Property pictures:**















# Aerial photo of the site:

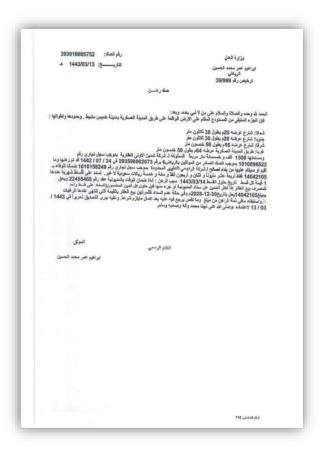






# Property documents:









# **Factors Affecting Demand:**



- Real estate prices in the city of Khamis Mushait.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



### Risks about the property:



- A general decline in real estate prices in the city of Khamis Mushait as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes. After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate						
Comparative real estate	Type Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Commercial land south of the property	1,200 1/6/2023	4,320,000.00	3,600.00	1,200	street	18.263719, 42.744321
Commercial land south of the property	1,480 1/6/2023	5,476,000.00	3,700.00	1,480	2 streets	18.264244, 42.743919
Commercial land south of the property	4,000 1/3/2023	12,000,000.00	3,000.00	4,000	2 streets	18.281308, 42.733443

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

	Adjustmer	nt table						
Element of comparison	The property being evaluated	Comparati Estate		Comparativ Estate		Comparative R (3)	Real Estate	
Date	-	1/6/20	23	1/6/2023		1/6/20	1/6/2023	
Adjusting the time	-	0.009	%	0.00%	0.00%		%	
Settlement of financing terms	-	0.009	%	0.00%	6	0.009	%	
market conditions	-	-1.509	%	-1.50%	6	-1.50%	%	
Total financing and market settlements %	-	-1.509	%	-1.50%		-1.50%	-1.50%	
Selling price after settlement of financing terms and market conditions		3,546	5	3,645	5	2,955	5	
Adjusting the Area	1,500.00	1,200	1.50%	1,500	0.00%	5,940	-5.00%	
number of streets	4 streets	street	-5.00%	2 streets	-2.50%	2 streets	-2.50%	
Street View	64	64	0.00%	64	0.00%	64	0.00%	
Other adjustments (Use)	Commercial	Commercial	0.00%	Commercial	0.00%	Commercial	0.00%	
Total Settlement Percentages (%)	-	-5.00	%	-4.009	%	-9.00	%	
Selling price after settlement	-	3,368.70		3,498.72		2,689.05		
Relative weights of comparable properties	-	40.00%		40.00%		20.00%		
Contribution of comparative properties by relative weight	relative _		1,347.48		1,399.49		537.81	
square meter price	-			SAR 3,28	34.78			
Price per square meter after rounding	-			SAR 3,30	0.00			





### **Comparisons:**

After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	3,800 – 3,200	For similar spaces

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





#### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 9% - 10%, and accordingly, the capitalization rate of the project was determined at 9.50%.

#### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis				
The rate of return on government bonds	2.47%			
Inflation rate	2.75%			
market risk premium	2.25%			
special risk premium	2.00%			
Total	9.47%			





# **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method					
	the value of the land				
Use	Area (m2)	Price / SQ	Total		
Land area (SQ)	1,500.00	3,300.00	4,950,000.00		
	the value of the Buildi	ng			
Use	Area (m2)	Price / SQ	Total		
Building area	576.20	2,250.00	1,296,450.00		
land value	4,950,000.00				
Building val	1,296,450.00				
Property val	ue		6,246,450.00		

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.







### **Calculations and pointers to value:**

The value of the property by calculating the income return "discounted cash flow method":

Di	iscounted cash flow (D	CF) property va	ılue		
the year	2023	2024	2025	2026	2027
	0	1	2	3	4
annual growth rate	0%	0%	0%	0%	0%
Total real estate income	850,000	850,000	850,000	850,000	850,000
Occupancy rate	100%	100%	100%	100%	100%
Gross income after deducting vacancies	850,000	850,000	850,000	850,000	850,000
Operating Expenses Ratio	0%	0%	0%	0%	0%
The value of operating expenses	0	0	0	0	0
net operating income (NOI)	850,000	850,000	850,000	850,000	850,000
redeemable value (RV)					8,947,368
Present value parameter	1.00	0.91	0.83	0.76	0.70
net cash flow	850,000	776,256	708,909	647,406	6,814,798
Net Present Value (NPV)	9,797,36	8			
Real estate value after rounding	9,797,00	0			

<sup>•</sup> The total real estate income was calculated according to the field survey that was conducted on similar properties, knowing that the rent value according to the attached contract from the client is close to the rental price in the current situation of the real estate market.

<sup>•</sup> Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

### **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

	The final value of the property
Property value (number)	9,797,000 SAR
Property value (written)	Nine million seven hundred and ninety seven thousand Saudi riyals





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يدالغ 💥 VALIE
Membership number 1210000094	Membership number 1210002201	Real Estate Valuation ننتثمين العقاري C.R 1010517333
	4	







	Property data summary
Property type	Building (restaurant under construction)
the owner's name	Tamdeen Aloula real estate
Deed No.	793010005754
Deed date	13/03/1443 H
Notary	Jeddah
Building permit number	3800113362
Building Permit Date	13/07/1438 H
City	Jeddah
District	Al-Shiraa
Organization Chart No.	ت /505/ 3
Block number	-
Plot number	250/ب – 269/ب – 270/ب
Value basis	Fair Value
Evaluation method	Income Method - Discounted Cash Flow Method
Notes	-







#### **Property Description:**

The property is a building under construction, with a total land area of 1,995.05 square meters, according to the attached deed, and a total area of building surfaces of 864.14 square meters according to the attached building permit.

property information					
Use of the land	Commercial				
Land area	1,995.05 M2				
the shape of the earth	Square				
ground level	flat				

	Boundaries and lengths	
The side	border	length
North	Parking lot and street width 52 m	37 + 4.42
South	neighbor	40
East	neighbor	47
West	Street width 18 m and parking	50
Notes	-	-







### Description of the building:

property information							
building system	2 floors	construction type	concrete				
basement	0	construction condition	Good				
Ground floor	1	Vacancy	vacant				
building floors	1	Use of the building	Restaurant + Showrooms				
Quality Finishing	Unfinished building	Building area	864.14 m²				
Notes	-	age of buildings	Unfinished building				

Services in the building						
Electric generators	Safety and Security	fire alarm systems	Escalators	elevators		
Not available	available	available	Not available	Not available		

Services and facilities available in the property							
rain drainage services	sewage services telephone service water services Electricity Services						
Not available	Not available	available	available	available			







### **Property pictures:**





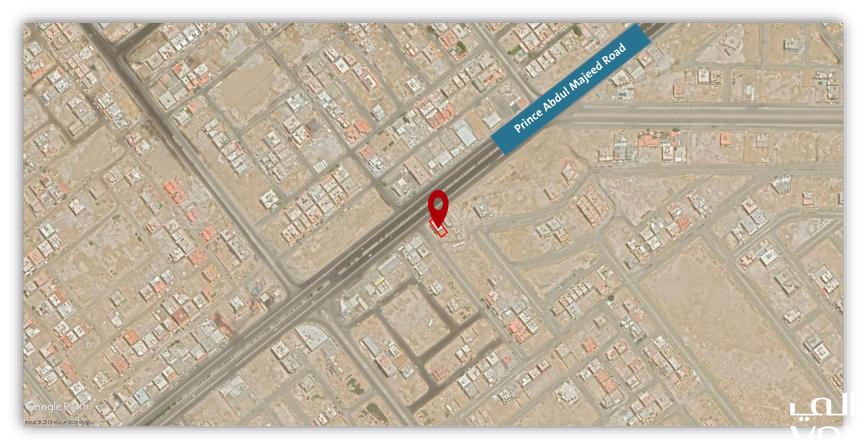








# Aerial photo of the site:



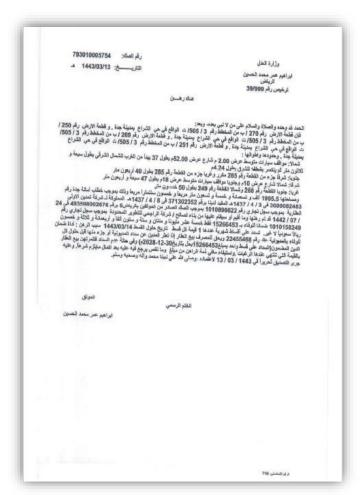






# Property documents:









# **Factors Affecting Demand:**



- Real estate prices in the city of Jeddah.
- Availability of infrastructure and superstructure services such as schools, hospitals, parks, and others.
- Urban style in the surrounding area.
- Building system in the real estate area.



## Risks about the property:



- A general decline in real estate prices in the city of Jeddah as a result of multiple variables.
- The emergence of new legislation and regulations that limit the urban movement.
- Operation and maintenance expenses of the property.
- The solvency of the tenants.
- Infrastructure projects are incomplete in the region.
- The emergence of price competition in similar projects.







### **Comparisons and adjustment factors:**

Land prices affect the development of the real estate site and the various uses of the land, as it is considered one of the main factors in determining the annual financial return for various uses. It also affects many other urban planning aspects such as building regulations and the building heights and setbacks it includes.

After the field survey in the site to be evaluated, the prices in the area are as follows:

Comparative real estate							
Comparative real estate	Туре	Area (m2)	Date	Price (SAR)	SAR/m2	Note	Location
Commercial land Esat of the property	Offer	975	1/6/2023	6,142,500.00	6,300.00	2 streets	21.776399, 39.095198
Commercial land west of the property	Offer	1,037	1/6/2023	6,429,400.00	6,200.00	2 streets	21.772855, 39.089217
Commercial land west of the property	Offer	750	1/6/2023	4,762,500.00	6,350.00	2 streets	21.776083, 39.093584

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.







# Comparisons and adjustment factors:

	Adjustmer	nt table					
Element of comparison	The property being evaluated	Comparative Real Estate (1)		Comparative Real Estate (2)		Comparative Real Estate (3)	
Date	-	1/6/2	2023	1/6/20	/2023 1/6/2023		)23
Adjusting the time	-	0.0	0%	0.00	%	0.00	%
Settlement of financing terms	-	0.0	0%	0.00	%	0.00	%
market conditions	-	-1.5	0%	-1.50	%	-1.50	%
Total financing and market settlements %	-	-1.5	0%	-1.50	%	-1.50	%
Selling price after settlement of financing terms and market conditions		6,206		6,107		6,255	
Adjusting the Area	1,995.05	975.00	-2.50%	1,037.00	-2.50%	750.00	-5.00%
number of streets	2 streets	2 streets	0.00%	2 streets	2.50%	2 streets	2.50%
Street View	52	52	0.00%	52	0.00%	52	0.00%
Other adjustments (Use)	Regular	Regular	0.00%	Rectangular	0.00%	Regular	0.00%
Total Settlement Percentages (%)	-	-4.0	0%	1.009	%	-6.50	%
Selling price after settlement	-	5,95°	7.28	6,168.07		5,848.19	
Relative weights of comparable properties	-	40.0	00%	30.00	)%	30.00	)%
Contribution of comparative properties by relative weight	-	2,38	2.91	1,850.	42	1,754.4	46
square meter price	-			SAR 5,9	87.79		
Price per square meter after rounding	-			SAR 6,00	00.00		





### **Comparisons:**

After analyzing, studying and comparing the comparisons with the site to be evaluated, the average prices in the region are as follows:

Statement	Average price (SR/sqm)	Notes
commercial land	6,500 – 5,500	For similar spaces

Comparison data source: Indicators of the Ministry of Justice, real estate brokers, real estate websites on the Internet, and company data.





#### **Capitalization rate analysis (Capitalization rate):**

The capitalization rate is a rate used to convert income into value. The capitalization rate is determined by one of the following methods:

Market extraction method.

Lender's Return Method.

Market survey method.

This rate is affected by a variety of factors, most notably the following:

Type of construction: quality of construction, finishing, age of the building ... etc.

Location: easy access, quality of the surrounding area..etc.

Supply and Demand: The scarcity of quality income-generating projects and their opportunity cost.

Growth of the real estate area: the level of growth of the neighborhood and the surrounding area.

Quality of tenants: the continuity of paying the rent value (the continuity of the current cash flows of the project).

And based on recent deals in the real estate area, it was found that the capitalization rate ranged between 8% - 10%, and accordingly, the capitalization rate of the project was determined at 9%.

#### **Discount rate analysis (Discount rate):**

The discount rate is the required rate of return that is used to discount future cash flows to estimate the present value.

Discount rate analysis	
The rate of return on government bonds	2.47%
Inflation rate	2.75%
market risk premium	2.25%
special risk premium	2.00%
Total	9.47%





# **Calculations and pointers to value:**

The value of the property by calculating the value of the land and buildings "cost method":

Real estate value by cost method						
	the value of the lan	d				
Use	Area (m2)	Price / SQ	Total			
Land area (SQ)	1,995.05	6,000.00	11,970,300.00			
tl	the value of the Building					
Use	Area (m2)	Price / SQ	Total			
Building area	864.14	2,800.00	2,419,592.00			
land value	11,970,300.00					
Building val	2,419,592.00					
Property val	ue		14,389,892.00			

- The area of the land was calculated based on the attached instrument.
- The building areas were calculated according to the attached building permit.







### **Calculations and pointers to value:**

The value of the property by calculating the income return "discounted cash flow method":

Discounted cash flow (DCF) property value							
the year		2023	2024	2025	2026	2027	
		0	1	2	3	4	
annual growth rate		0%	0%	0%	0%	0%	
Total real estate income		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
Occupancy rate		100%	100%	100%	100%	100%	
Gross income after deducting vacancies		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
Operating Expenses Ratio		0%	0%	0%	0%	0%	
The value of operating expenses		0	0	0	0	0	
net operating income (NOI)		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
redeemable value (RV)						11,111,111	
Present value parameter		1.00	0.91	0.83	0.76	0.70	
net cash flow		1,000,000	913,242	834,011	761,654	8,424,178	
Net Present Value (NPV)		11,933,084					
Real estate value after rounding		11,933,000					

<sup>•</sup> The total real estate income was calculated according to the field survey that was conducted on similar properties, knowing that the rent value according to the attached contract from the client is close to the rental price in the current situation of the real estate market.

<sup>•</sup> Operation and maintenance expenses according to the attached contract shall be borne by the lessee.





### **Estimating the market value of the property:**

When reviewing the previous information from this report and analyzing the current real estate market data, we estimate the market value of the property (discounted cash flow method) on 29/06/2023 AD, and its current status as follows:

### **Weighting and Reconciliation:**

Based on the purpose of the valuation and the nature and characteristics of the property and that it is an income-generating property, the valuation of the property using the income method (discounted cash flow method) is considered the most appropriate method for valuation, and therefore the value reached by the income method will be weighted with a relative weight of 100% as a basis for the market value of the property being evaluated.

The final value of the property				
Property value (number)	11,933,000 SAR			
Property value (written)	Eleven million, nine hundred and thirty-three thousand Saudi riyals			





# **Approval and signatures:**

Executive Director	Evaluation Department Supervisor	Stamp
Abdulmajeed Hamad Alolayan	Abdullah bin Ibrahim Al-Sukran	
Fellow Member of the Saudi Authority for Certified Residents - Real Estate Branch	Associate Member of the Saudi Authority for Certified Residents - Real Estate Branch	يمالة 💥 VALIE
Membership number 1210000094	Membership number 1210002201	Real Estate Valuation للتثمين العقاري C.R 1010517333
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