

Overview

Mulkia Investment Company (the "Company") was established in 2014 as a closed joint stock company with its headquarters located in Riyadh, Saudi Arabia. The Company's authorized and issued capital is SAR 65 million divided into 6.5 million ordinary shares. The Company is licensed by the Capital Market Authority to engage in the following activities:

Services provided by the Company

- Investment Management and Fund Operating
 - Managing Equity Funds
 - Managing Real Estate Funds
 - Managing Private Equity Funds
- Dealing in Securities
- Securities Arrangement
- Advisory
- Securities Custody

Mulkia is considered a pioneer in the field of investment, especially alternative investments and real estate investments. The Company manages several real estate funds including Mulkia Gulf Real Estate REIT which is listed on the Saudi Stock Exchange (Tadawul), and is distinguished by its successful and experienced businessmen shareholders, a board of directors with extensive experience in the investment field, and a qualified executive team.

Funds Managed by the Company

Fund	Total Value of Managed Assets (As of 30 June, 2023)
Mulkia Fund – Gulf Real Estate REIT	SAR 1,492 million
Al Jawhara Real Estate Fund*	SAR 1,617 million
Mulkia Fund – Mecca Real Estate	SAR 985 million
Mulkia Fund – Qurtuba Real Estate	SAR 140 million
Mulkia Fund – Al Ajlan Riviera	SAR 55 million
Mulkia Private Equity Fund – Education	SAR 41 million
Mulkia Private Equity Opportunities Fund	SAR 15 million
Mulkia Private Equity Fund - Beverage	SAR 10 million
Mulkia Fund – for REIT Funds	SAR 4 million
Mulkia Fund – Al Narjes Real Estate	SAR 3 million
Mulkia Fund – Mada'in Real Estate	SAR 0.34 million
Mulkia IPOs Fund 2	SAR 0.11 million
Total Value of Managed Assets.	SAR 4,362 million

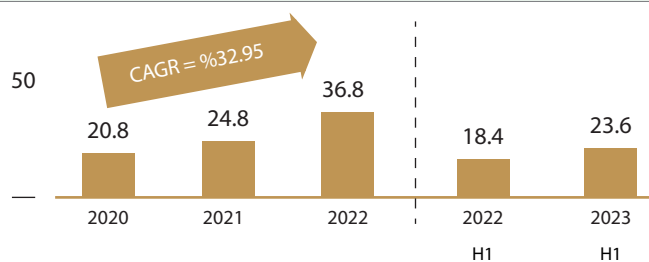
*As of July 2023, all assets of Al Jawhara Real Estate Fund have been exited

Dividends

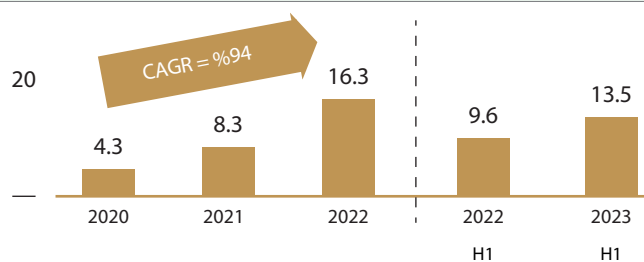
	Net Profit (in SAR million)	Dividends (in SAR million)	Percentage of the stock's nominal value
2021	8.3	6.5	10.0%
2022	16.3	14.6	22.5%

Summary of Profit / Loss Statement

Revenue (SAR million)



Net Profit (SAR million)



Offering Summary

Market	Company's Share Capital	Offer Shares	Offered Shares	Offer Price	Offering Total Value	Offering Beginning Period	Offering Ending Period	Subscription Refund Date
Parallel Market (Nomu)	SAR 65,000,000	1,300,000 Ordinary Shares	20% of Share Capital	38 SAR per Share	SAR 49,400,000	9:00 a.m. Sunday 22 October, 2023	5:00 p.m. Monday 30 October, 2023	Wednesday 8 November, 2023

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Prospectus of the Offering

Disclaimer:

The data and information available in this summary are data and information that have been summarized and extracted from the offering prospectus and the financial statements attached thereto, and should not be relied upon solely without revising the prospectus. To view the full information and data about the company, please refer to the prospectus for the offering, which is available on the websites of the Capital Market Authority, the company, and the company's financial advisor.