



Mulkia Investment
Company 2023

Offering of the company shares
in the Parallel Market - Nomu

Overview



Mulkia Investment Company, Saudi Investment (closed Joint Stock) Company, with share capital of 65 Million Saudi Riyals, headquartered in Riyadh. Mulkia conducts its business pursuant to the laws and regulations issued by the Capital Market Authority (CMA) in the Kingdom of Saudi Arabia. **Mulkia** was granted Capital Market Authority license No (13170- 37) dated 2/1/1435H corresponding to 5/11/2013G and started its operations on 1/5/1435H corresponding to 3/3/2014G holding CR. No. 1010407245.

License in:



**Managing
Investments
and Operating
Funds**



**Securities
Arrangement**



**Dealing in
Securities**



Advisory



**Custody
Securities**

Mulkia provides diverse and integrated financial and investment services precisely designed to meet the financial goals of individuals and institutions across the globe. Various types and sizes.

The Board of Directors



Mr. Ibrahim M. Alhudaithi
Chairmen



Mr. Badr M. Aldugaithir
Vice Chairman



Mr. Mutlaq M. Almutlaq
Independent Board Member



Mr. Abdullah A. Aldubaikhi
Board Member



Mr. Sultan M. Alhudaithi
Board Member & MD



Mr. Mohammed Al-Saier Al Anazi
Board Member

Management Team



Omar Alothaim, CFA
CEO & CIO



Abdulmajeed Almutairdi
Head of Alternative Investments



Norah Albarraq
Compliance & AML/CTF Manager



Amr Elkholy
CFO



Mohammed Nawas
Head of Operations



Mohammed Domari
Manager - Business Development



Salman Muaidi
HR and support services Manager

Company activities and services



Managing investments and operating funds include:

◀ Equity Investment Management:

Investment programs specialized in investing in securities listed in financial markets, including stock funds, and private portfolios.

◀ Investment Management Real Estate Funds:

Specialized investment programs in the real estate sector, including initial development funds, construction development funds. Income-generating real estate or investment funds in real estate funds opportunities.

◀ Private Equity Investments:

Investment programs specialized in acquiring ownership stakes in unlisted companies, where we acquire a share of the company. The target is to achieve a return from income and distributions, in addition to the expected capital return upon exit from the investment, whether by selling to a strategic partner or offering in the financial market.

◀ Securities Arrangement:

It aims to provide advice on obtaining financing or in order to complete a transaction on a security. In addition to providing services pledging to cover the offering for companies wishing to list, issue priority rights, or arrange the offering of debt instruments, whether as a lead underwriter or a supporting underwriter in covering the IPO.

◀ Securities advisory services:

aim to provide advice and counsel on risks, expected returns, and investment benefits in line with the customer's classification.

◀ Custody Services:

It aims to provide customer asset Custody services and carry out the necessary administrative procedures to Custody of customer assets.

◀ Dealing in Securities

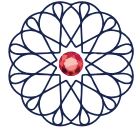
The company's most important investment products



MULKIA
Gulf Real Estate REIT

Mulkia Gulf Real Estate REIT Fund

The fund owns a portfolio of **11** income-generating properties, including commercial, hotel, residential and industrial complexes.



الجوهرة
ALJAWHARA

Mulkia Aljawhara Fund

Raw land in Riyadh, Al-Raed district, with an area of **2.336** million square meters.



MULKIA
Alajlan Riviera Fund

Mulkia - Alajlan Riviera Fund

The project consists of **5** buildings, each building contains **14** residential units, with a total of **70** residential units, in addition to **13** villas divided into **26** residential units.



MULKIA
Makkah Real Estate Fund

Mulkia-Makkah Real Estate Fund

Acquisition of raw land in the city of Makkah for the purpose of developing infrastructure with a total area of **1.572** million square meters.

صندوق ملكية
قرطبة العقاري

MULKIA
Qurtubah Real Estate Fund

Mulkia - Qurtoba Real Estate Fund

Acquisition of two raw lands in Unayzah Governorate for the purpose of developing infrastructure, with an area of **1.08** million square meters and **845** thousand square meters.



Mulkia Private Equities Fund - Beverages (Mineral Water & Juices) Sector

The fund acquires a factory in Switzerland that produces, bottles and sells mineral water and juices.



دور الكتاب
Dur Alkuttab

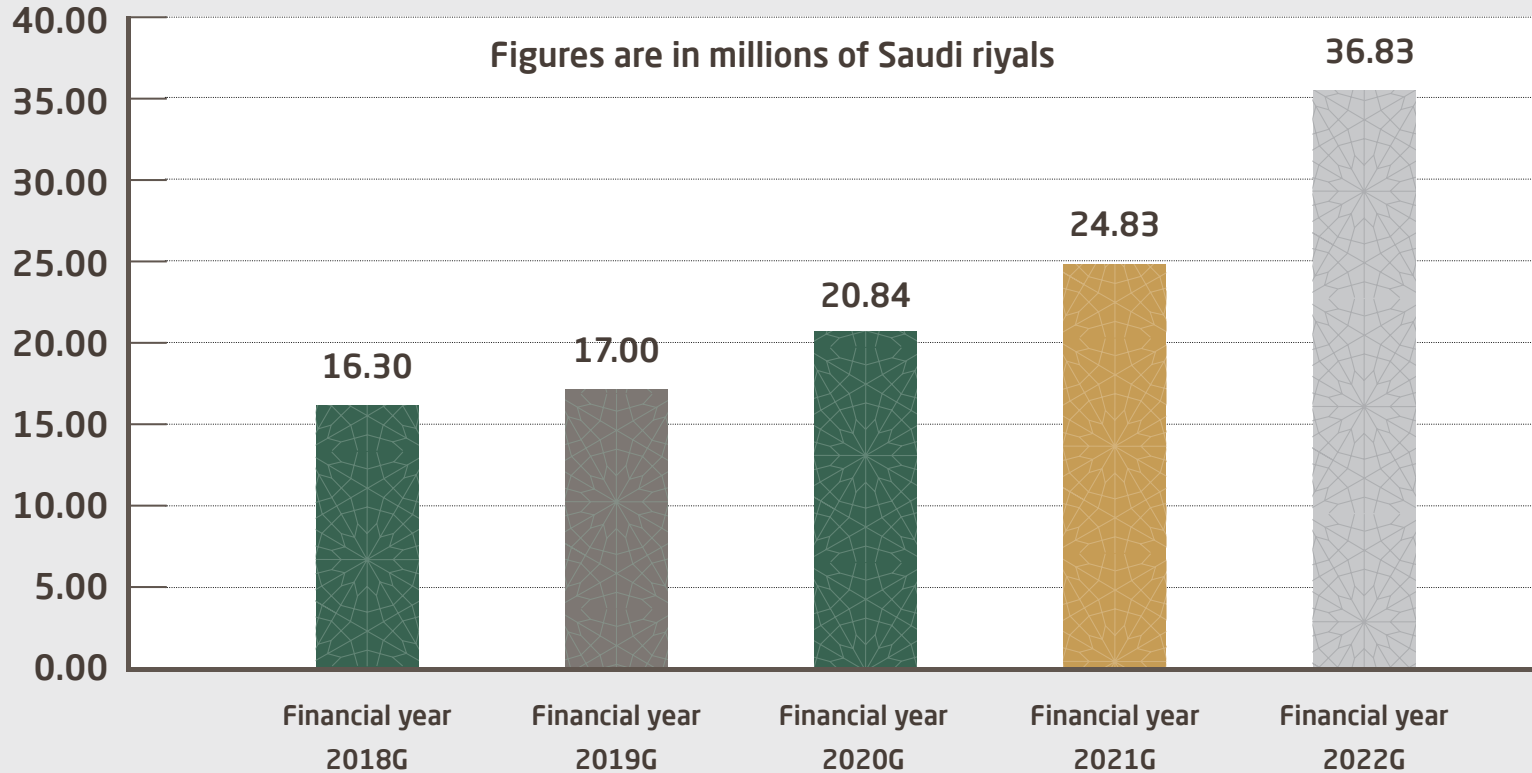
Mulkia Private Equities Fund - Education Sector

The fund aims to invest in the early education sector and acquires **95%** of Dur Al Kuttab Company Limited.

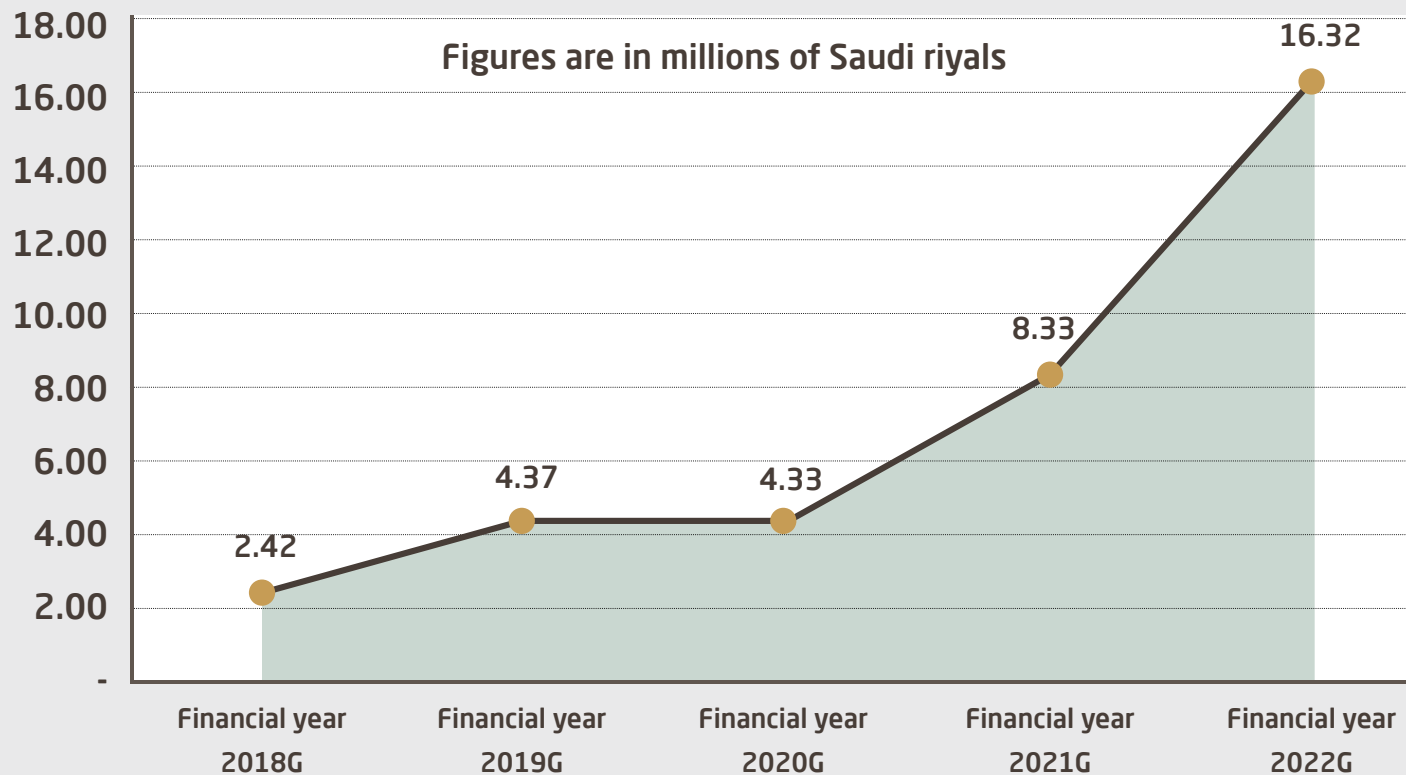
◀ In addition to a number of stock and initial offerings investment funds.

Company financial statements

Total revenue



Net profit for the year



Statement	Financial year 2018G	Financial year 2019G	Financial year 2020G	Financial year 2021G	Financial year 2022G
Total operating revenues (Million S.R)	16.30	17.00	20.84	24.83	36.84
Total operating expenses (Million S.R)	13.60	12.57	15.01	14.83	18.74
Net profit for the year (Million S.R)	2.42	4.37	4.33	8.33	16.32
Margin of net profit	15 %	26 %	21 %	34 %	44 %
Total Assets (Million S.R)	58.70	62.18	72.57	78.70	82.25
ROA	4 %	7 %	6 %	11 %	20 %
Total liabilities (Million S.R)	2.73	1.94	7.95	9.06	14.91
Total shareholders' equity (Million S.R)	55.97	60.24	64.61	69.63	67.34
ROE	4 %	7 %	7 %	12 %	24 %

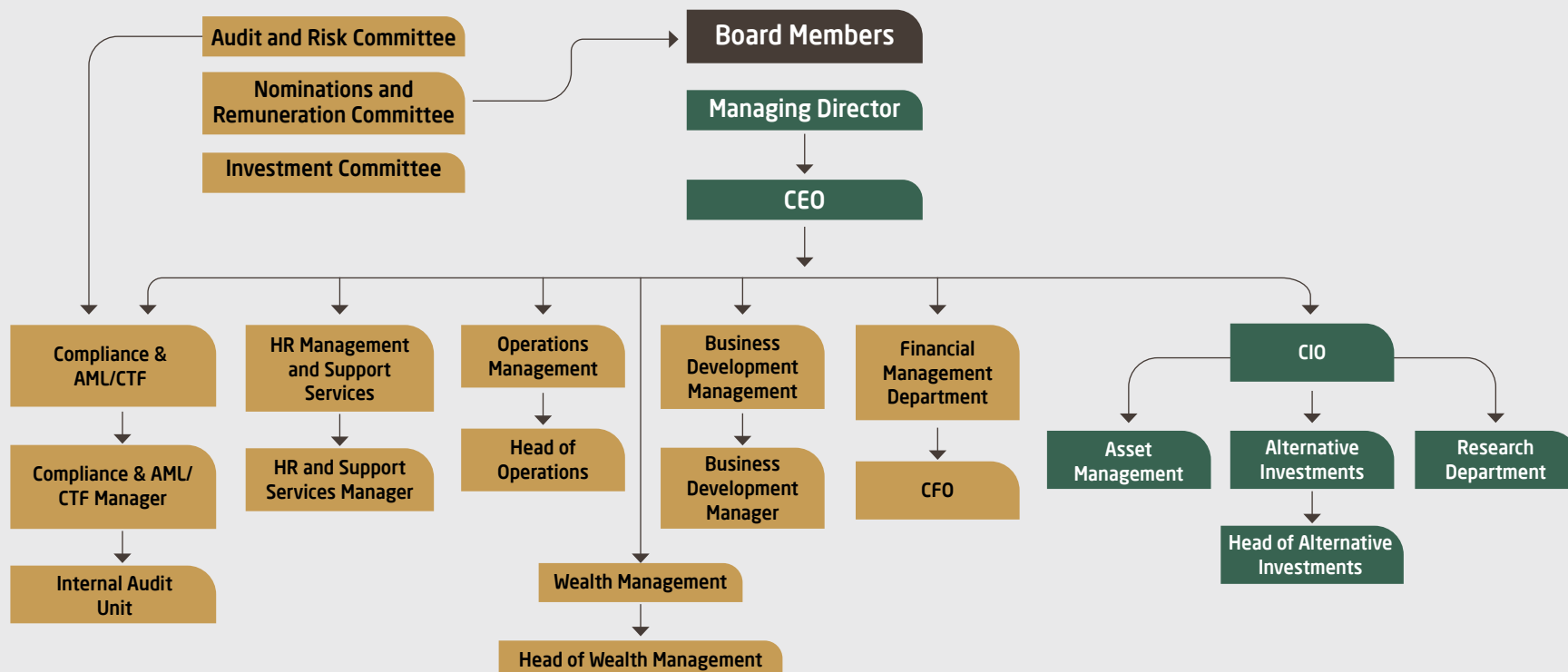
Funds managed by the company



Fund Name	Total Assets Under Management	%
	(As of 30/06/2023)	
Mulkia Gulf Real Estate REIT Fund	1,492 million Saudi riyals	34.204 %
Al Jawhara Real Estate Fund *	1,617 million Saudi riyals	37.070 %
Mulkia-Makkah Real Estate Fund	985 million Saudi riyals	22.581 %
Mulkia - Qurtoba Real Estate Fund	140 million Saudi riyals	3.210 %
Mulkia - Alajlan Riviera Fund	55 million Saudi riyals	1.261 %
Mulkia Private Equities Fund - Education Sector	41 million Saudi riyals	0.940 %
Mulkia Private Equities Opportunities Fund	15 million Saudi riyals	0.344 %
Mulkia Private Equities Fund - Beverages (Mineral Water & Juices) Sector	10 million Saudi riyals	0.229 %
Mulkia Fund of REIT Funds	4 million Saudi riyals	0.092 %
Mulkia - Alnarjis Real Estate Fund	3 million Saudi riyals	0.069 %
Mulkia Madain Real Estate Fund	0.34 million Saudi riyals	0.008 %
Mulkia Private IPO Fund 2	0.11 million Saudi riyals	0.003 %
Total Assets Under Management	4,362 million Saudi riyals	

* As of July 2023, Al Jawhara Real Estate Fund was successfully exited from all its real estate assets.

The company's organizational structure





MULKIA
INVESTMENT



Mulkia_SA



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