



Mulkia Tuwaiq Real Estate Fund
(Private Closed Real Estate Fund)

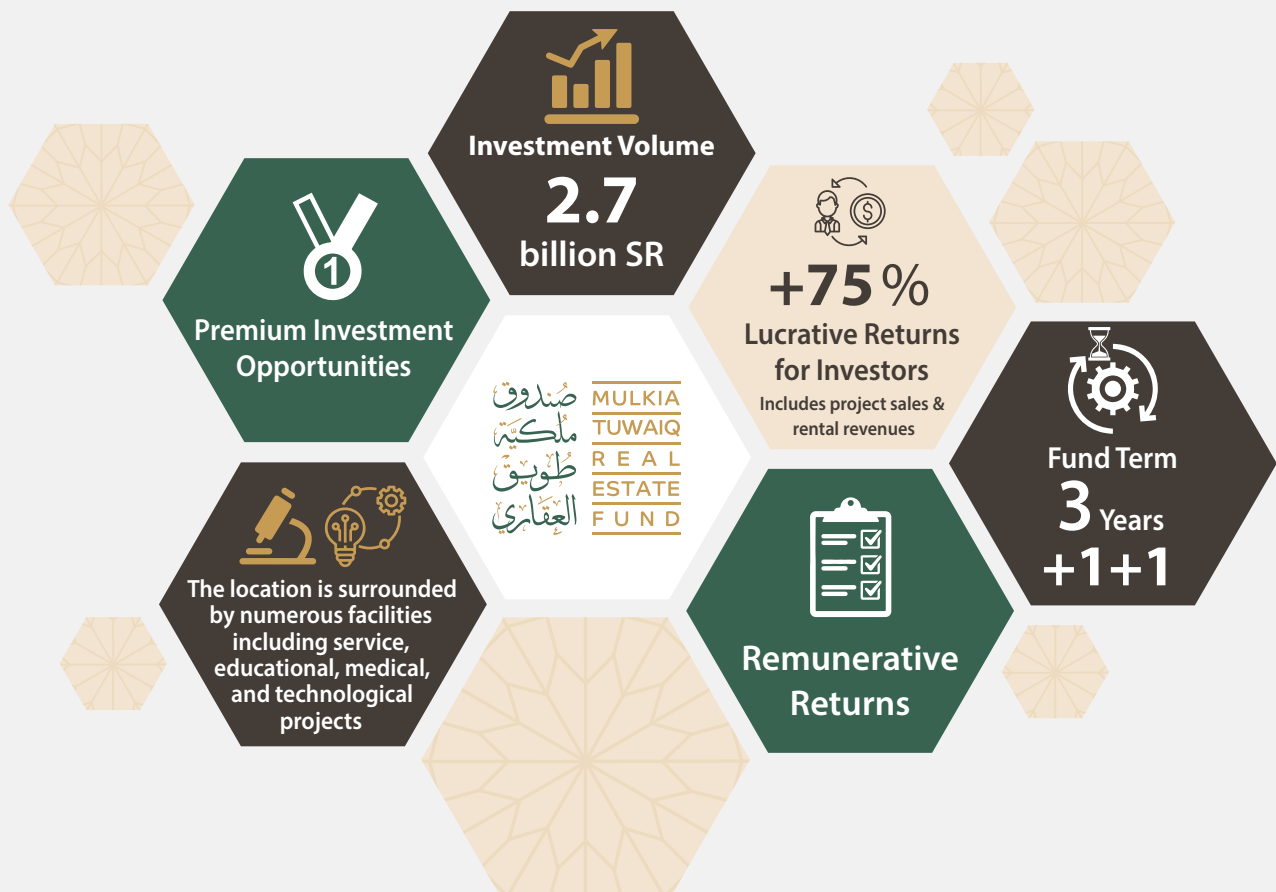
Purpose of the Fund

To acquire a residential commercial complex in Riyadh with the purpose of completing development works for both residential and commercial units, then leasing or selling them and distributing the proceeds to the Fund unit holders after settling the fund's obligations.

Investment Strategy

- The Fund Manager seeks to offer a limited number of investment units through a private placement to investors. The collected funds will be invested in acquiring a residential commercial complex in Riyadh to complete the development works for both residential and commercial units, then lease or sell them and distribute their proceeds to the Fund unit holders after settling all fund obligations.

Fund Advantages



Overview of Riyadh City



Riyadh area serves as the economic powerhouse of Saudi Arabia

It is a premier investment hub in the Middle East. The region experiences significant growth in core sectors, including real estate, healthcare, and education.

It contributes nearly 50% of Saudi Arabia's non-oil GDP

It has the largest population density in the Kingdom, covering a total area of 1,973 square kilometres. Population density averages 3,900 people per square kilometer.

Riyadh City is ranked first in population size in the Kingdom

Its population reached 8,591,748 in 2022, with 63% under 30 years old.

Riyadh City is ranked first in population size in the Kingdom

By 2030, with an increase in ownership rate to 70%, indicating rising expectations in the Kingdom for real estate sector growth.

Riyadh accounts for 26% of the total number of deals in the Kingdom

Totalling 47,000 deals in 2023, representing 44% of the total value of deals in the Kingdom worth SR 89 billion.

94% of transactions were in residential deals, while 6% were in commercial deals

with land sales being the most numerous, followed by residential apartments then villas.

Fund Structure & expected returns

(in Saudi Riyals)



Amount of Finance

SR 1.750 billion



Property Cost

SR 2.4 billion



Cash Contributions

(Mulkia Investment Company clients)

SR 500 million



In-Kind Contribution

SR 470 million

Expected Project Sales

Total sales area in both the Tuwaiq Residential Complex
and Tuwaiq Commercial Boulevard:

1,038,156.20 m²

Average selling price per square meter (Residential - Commercial):

SR +3,650

Total Expected Project Sales

SR +3,7 Billion



**Fund
amount**

2.7

billion
riyals



**Fund
Term**

3 years

+1+1



Expected Return Volume
(For Fund Investors)

+75%

Includes project sales &
rental revenues

Project Location

The Project is marked by its proximity to major developments such as Prince Mohammed bin Salman Park, Qiddiya Project, and key highways in Riyadh, as well as being near a Riyadh Metro station.



Major landmarks near the site

1	Tuwaiq Metro Station	6 min	9	Turki bin Abdulaziz Al-Awwal Road	25 min
2	Jeddah Road Metro Station	8 min	10	Qiddiya	26 min
3	King Abdullah International Gardens	15 min	11	Misk City	27 min
4	Laysen Valley	18 min	12	King Salman Park	30 min
5	Riyadh Metro Station - Ad Douh	19 min	13	Kingdom Tower	30 min
6	Diplomatic Quarter	19 min	14	King Fahd Road	35 min
7	King Saud University	23 min	15	King Abdullah Financial District (KAFD)	37 min
8	Diriyah Gate	23 min	16	King Khalid International Airport	45 min

Project Concept & Objectives

- ▶ The primary purpose of the Fund is to generate capital profits in favour of shareholders through acquiring a mixed-use residential commercial complex spanning **710,877.37** square meters in Riyadh's Tuwaiq District.
- ▶ The divestment process will involve selling at least **90%** of the complex's properties to realize capital gains for the investors of the Fund.



Overview of the Project's Real Estate Assets

Tuwaiq Residential Complex	Tuwaiq Commercial Boulevard
Number of rooms: 13,328 Number of studios: 2,361	Number of apartments: 270
Number of central kitchens: 8	6 story hospital with 120 beds and 74 clinics
Number of commercial complexes: 8	84 commercial showrooms and a gas station
Total number of buildings: 214	2 hotels with 90 hotel suites

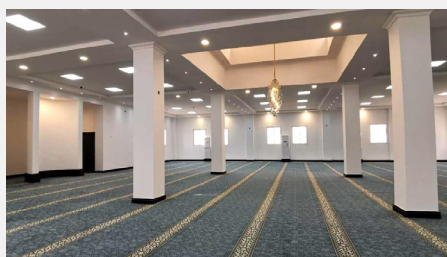
Project Advantages

▶ A unique project in Riyadh city	▶ Proximity to public facilities and services
▶ Multiple housing options	▶ Modern-style residential complex contributing to the enhancement of the quality of life
▶ The location matches the project's category	▶ Growing demand for labor housing thanks to the mega projects being constructed in Riyadh area
▶ Professional complex design	▶ Integrated workers' city equipped with all services and facilities

Expected Timeline for Project Execution

Action	SCHEDULE											
	Year 1				Year 2				Year 3			
	1	2	3	4	1	2	3	4	1	2	3	4
Completion of necessary licenses												
Completion of development works												
Sale or leasing												

Project Gallery



Fund's Board of Directors



Mr. Abdullah bin Abdulmajeed bin Saba'an **Board Chairman**

He is an industrial engineering graduate from King Saud University. He possesses practical experience in strategic disciplines, management, real estate development, and project management. He currently holds the following positions: Board Chairman of the Gulf Signature Company Ltd and Vice Chairman of Maskan Al Riyadh Company, and Vice Chairman of Tawsiyah Real Estate Company. He enjoys extensive experience in the fields of strategic planning, management, real estate development and project management, and works to achieve an innovative vision to enhance sustainable growth in the business and real estate sectors.



Mr. Abdulrahman bin Abdulaziz Al-Yabis **Board Member**

He is an administrative sciences graduate. He is a founder and partner in several companies within the Kingdom of Saudi Arabia and the Middle East across various sectors. Mr. Abdulrahman has over 20 years of management experience and currently serves as CEO of Muamana Investment Co, in addition to holding board memberships in more than 3 companies across different sectors.



Mr. Sultan bin Mohammed Al-Hadithi **Board Member**

He holds the Bachelor's degree in Accounting with Honors from King Saud University, Master of Business Administration (MBA) from London Business School. He serves as Managing Director of the Fund Manager. He also held leadership positions in several public and private companies in Saudi Arabia. His expertise includes corporate restructuring, strategic planning, and managing investments in securities, private equity, and real estate. He has participated in board memberships and committees of multiple public and private joint-stock companies, including: NAHAZ INVESTMENT, Zawaya Real Estate, Madaen Star Group, Middle East Battery Company (MEBCO), Mulkia Investment Company, and SASCO Deputy Board Director.



Mr. Ahmed bin Mohammed Al-Quniyah **Independent Board Member**

Mr. Ahmed possesses extensive experience in the real estate sector, particularly in the Riyadh real estate market, and holds real estate certificates issued by the General Real Estate Authority. He also has broad legal expertise, particularly in real estate and commercial fields. Mr. Ahmed has substantial practical experience in legal consultancy and currently serves as legal advisor for multiple companies across various sectors. He is a graduate from the Faculty of Osoul El Din, Imam Saud Islamic University.



Mr. Ahmed bin Suleiman Al-Muzaini **Independent Board Member**

With over 23 years of practical experience in multiple executive and advisory positions, Mr. Ahmed's expertise includes business transformation, formulation and implementation of operational and investment strategies, public and private offerings, establishment and management of projects in early stages, feasibility studies, evaluation of economic establishments, project management, development of financial systems and models, development of control and governance systems, financial and accounting consultancy, and risk and compliance management. He holds board memberships and committee positions in several public and private joint-stock companies and multiple investment funds. He holds a Master's degree with Honors and a Bachelor's Degree in Economics and Administration, with a specialization in Accounting. He has also obtained numerous professional fellowships in accounting, auditing, financial consultancy, project management, and financial analysis.

Fund Information

Fund Manager & Operator		Custodian		
Sharia Committee		Certified Public Accountant (CPA)		
Real Estate Evaluators	 	Regulatory Authority		
Number of Fund Units	300,000,000 Unit		Nominal Value per Unit	SR 10
Fund type & category	Real estate, private closed		Fund Term	3 + 1 + 1 years

To subscribe to the fund or for more information, please
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Mulkia Investment Company is a Saudi investment company (publicly listed joint stock company) headquartered in Riyadh. It operates in compliance with the regulations issued by the Saudi Capital Market Authority (CMA).

► **Mulkia** obtained the CMA's license No. 37-13170, issued on 2 Muharram 1435 corresponding to 5 Nov. 2013 for investment management, fund operations, securities arrangement, securities advisory services, and securities custody.

► **Mulkia** provides diverse and integrated financial and investment services meticulously designed to align with the financial objectives of individuals and institutions of all types and sizes. It specializes in asset management, corporate financing arrangements, financial advisory services, and research.

Investment in the Fund: Investments are subject to asset value fluctuations that may increase, decrease, or result in total loss. The principal risks associated with investing in the Fund are disclosed in the Fund's Terms and Conditions.

Copies of the Fund's Terms & Conditions and financial reports are available on **Mulkia**

Investment Company's website or by contacting the Company via any of the following channels:

Website: www.mulkia.com.sa

Email: crm@mulkia.com.sa

Tel : 800 119 9992



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The information contained in this document remains on its issuance date subject to change following completion of relevant procedures, obtaining the necessary approvals, or any matters that may evolve or be modified in accordance with the Project's interests and expected returns as determined by the Fund Manager, particularly regarding project uses. Furthermore, unit values may be adversely affected by future developments such as inflation, financing profit margins, taxes, or any

other economic, political, or similar factors beyond the Fund Manager's control. For further details, please refer to Article 7 of the Fund's Terms and Conditions. This document does not intend to provide any information regarding the units offered or the Fund offering, and may not be construed or relied upon in any way as a guarantee, assurance of profits, or prediction of future results or events.

The projections contained in this document were prepared exclusively for the Project based on assumptions derived from the Fund Manager's information according to its financial study, along with publicly available market information.

Future operating conditions may differ from the assumptions used; therefore, there are no assurances, undertakings, or guarantees regarding the accuracy or completeness of any projections.

Investors may face difficulties in selling securities or converting them to cash, and in obtaining reliable information about the securities or their risk exposure. Prospective investors in the Fund's offered units must carefully read the Terms and Conditions and review the associated risks before making any decision to invest in the Fund.



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TUWAIQ
REAL
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MULKIA
INVESTMENT

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