

Valuation report

Alimma REIT Fund

1. Al-Makan Mall with a total land area of 127,000 square meters located in Al-Rayyan district in Hafr Al-Batin.
2. Al-Makan Mall with a total land area of 37,293 square meters located in Al-Malqa district in Riyadh.
3. Al-Makan Mall a total land area of 72,678.43 square meters located in Al-Rayyan district in Al-Dawadmi governorate.
4. Al-Makan Mall with a total land area of 21,428.13 square meters located in Al-Rajhi district in Tabuk city.

Client : Alimma REIT Fund

Commissioning Number: 6315

Report date : 30 June 2022

9200 35 777

• 9965 59 600 6098

care@bussma.app

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bussma valuation

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Terms and Conditions

- The estimated values in this report are for The Subject Property, and any distribution of (value - values) on the parts of the property applies only according to the narration of the report and for its purpose, and these values should not be used for any other purposes, as it may be incorrect if the purpose has been changed from the valuation for which the report was created.
- This report has been prepared based on the information collected or received and analyzed according to best practices to reach the value, and any material observations that may impact the value are usually noted.
- Please be aware that our inspection was carried out on a visual basis only. No part of the structure was opened up for a detailed examination or testing. We have therefore, where appropriate, made assumptions based on experience of the property type, construction and materials used. We cannot guarantee that defects do not exist in those parts of the structure, which are concealed, unexposed or not reasonably accessible.
- If any information in the future that is mentioned in the report is found to be untrue and unintentional, the value in this report may change and the client will be notified in due course.
- This valuation report is valid only if approved by the company's seal, in addition to the signature of the accredited valuers.

Dear / Alinma REIT Retail Fund

Re: valuation of Al-Makan Mall with a total land area of 127,000 square meters located in Al-Rayyan district in Hafr Al-Batin.

This report is based on your request to value The Subject Property, and we trust that the report is according to your requirements and in accordance with the International Valuation Standards 2022 (IVS). The valuation is compliant with Saudi Authority of Accredited Valuers "Taqeem".



Mr. Ahmed al-Maliki
chief executive officer

Follow Us: @Taqeem | 1910001217



Valuation Summary

Details	Information
Purpose of Valuation	reevaluation of Allmma REIT Retail Fund for the retail sector as on 06/30/2022
Instruction Date	2022 June 14
Inspection Date	2022 June 14
Valuation Date	2022 June 30
Basis of Value	Fair Value
Valuation Approach	Income Approach - Cost Approach
Adopted Currency	Saudi Riyals
Fair Value	SR351,080,000

Report Summary

- The property under valuation is a shopping mall with a total land area of 127,000 square meters and a building area It is 84,720 square meters located in Al Rayyan district in Hafr Al-Batin.
- Subject Property is located on King Abdul Aziz Road and can be accessed through it.
- The Subject Property surrounding area is currently residential and it's located 19.2 KM from Qaisumah Domestic Airport.
- Subject Property is in the north of Hafr Al-Batin, close to many demand generators.

property information

Details	Information
District	Al RAYYAN
Permitted Use	Commercial
Tenure	Freehold
Deed Number	532502002325
Deed Date	1439/09/22 @ 1439/11/10
Total Area (sqm)	127,000,000 Sqm
Owner	Wabel Fund Company

valuation ability

- Basma Company and its real estate valuation partner have professional team capable of evaluating this type of asset and have the required competence to achieve value received by the requested date.

The subject of value

- valuation of a commercial mall with a total land area of 127,000 square meters located in Al-Rayyan district in Hafr Al-Batin.

professional standards

- This report is based on your request to value The Subject Property, and we trust that the report is according to your requirements and in accordance with the International Valuation Standards 2022 (IVS). The valuation is compliant with Saudi Authority of Accredited Valuers "Taqeem".

Basis of Value

Our valuation will be provided on the basis as mentioned below:

- Fair Value.

Valuation Approach

We have adopted the following valuation approach:

- Cost Approach.
- Income Approach.





Inspection Date

- We confirm that The Subject Property was inspected on 19 June 2022.

The Nature And Extent of The Inspection

- In order to carry out the valuation task and achieve the purpose of this report, the inspection was conducted on the date of the inspection of the subject property and the surrounding areas, and similar properties, if any, noting that this inspection is not for the purposes of inspection and engineering testing of buildings.

Valuation Date

- We confirm that The Subject Property was valued on 30 June 2022.

Basis of Valuation

- Fair Value: "fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."

Sources of Information

- We have relied upon the information provided to us, which is identified below, as well as in the relevant sections of this report:
- Title Deed
- Building permit



Assumptions and Special Assumptions

Assumptions:

- It was taken into account when estimating the fair value of The Subject Property that the ownership is absolute and the data received from the client is assumed correct, and there are no obligations to third parties, and that all documents submitted by the client are at his full responsibility and its validity and credibility have been assumed, and the company is not specialized in verifying the integrity of private ownership documents. The property, and accordingly, unless it is expressly mentioned in the report, we did not conduct investigations to verify the documents that were provided to us related to the property, and therefore we assumed that they were true and accurate as is the case on the date of the valuation.
- It was not noted that there were any plans to expropriate the property subject under valuation, and we did not receive any evidence from the client in this regard and based on the valuation.
- The valuation report has been issued to the beneficiary (the entity that issues the report) in an integrated manner and the report may not be used in part.
- The value received did not reflect any tax value that might become payable or resulting from the disposal of the property or part of the property.
- The current received value is applicable under the natural and logical conditions in the real estate market and assuming that there are no hidden conditions in the area and considering the prevailing prices in the region at the time of the valuation.
- It was assumed that the site was correct as with the coordinates sent by the client and as in the report, and it was assumed that it was correct as a condition to verify the value contained in the report.

- The validity of the area of the property subject of the valuation as stated by the client was assumed as a condition for the realization of the value stated in the report.
- It has been assumed that there are no hidden conditions in the land of the property under valuation that may affect the fair value of the property.
- It was assumed that the property under valuation does not contain any hazardous or environmentally polluting substances.

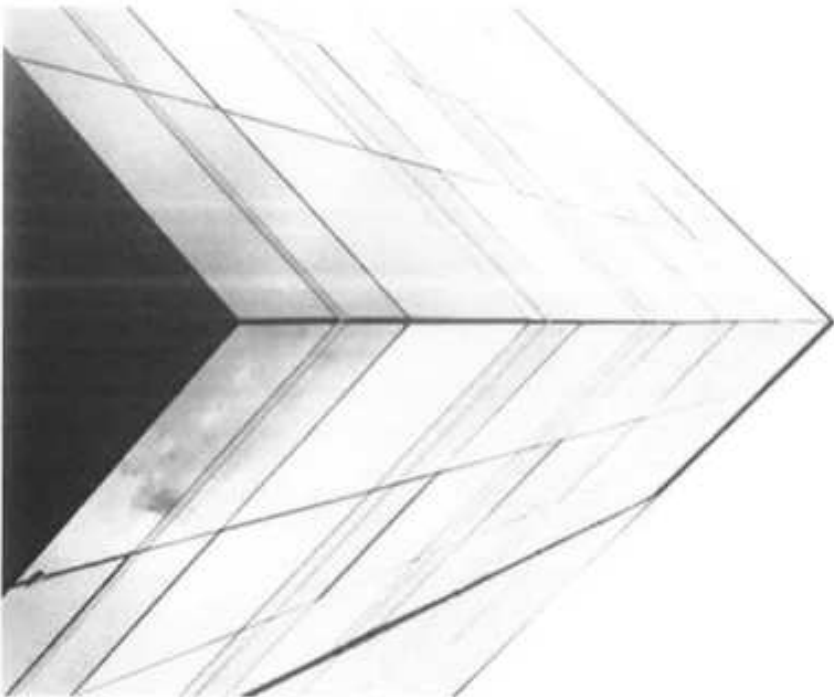
Assumptions are matters that are reasonable to accept as fact in the context of the valuation assignment without specific investigation or verification. They are matters that, once stated, are to be accepted in understanding the valuation or other advice provided.

Assumptions and Special Assumptions

Special Assumptions:

- The International Valuation Standards (IVCS) 2022 has been deviated from the assessment criteria and in accordance with the decision of the Saudi Organization for Certified Public Accountants to implement the International Financial Reporting Standards (IFRS).
- The area of the buildings has been assumed as my estimate because the given area does not match the building permit.
- Income has been assumed according to contracts received from the client and occupancy rates for future years according to the client strategy.

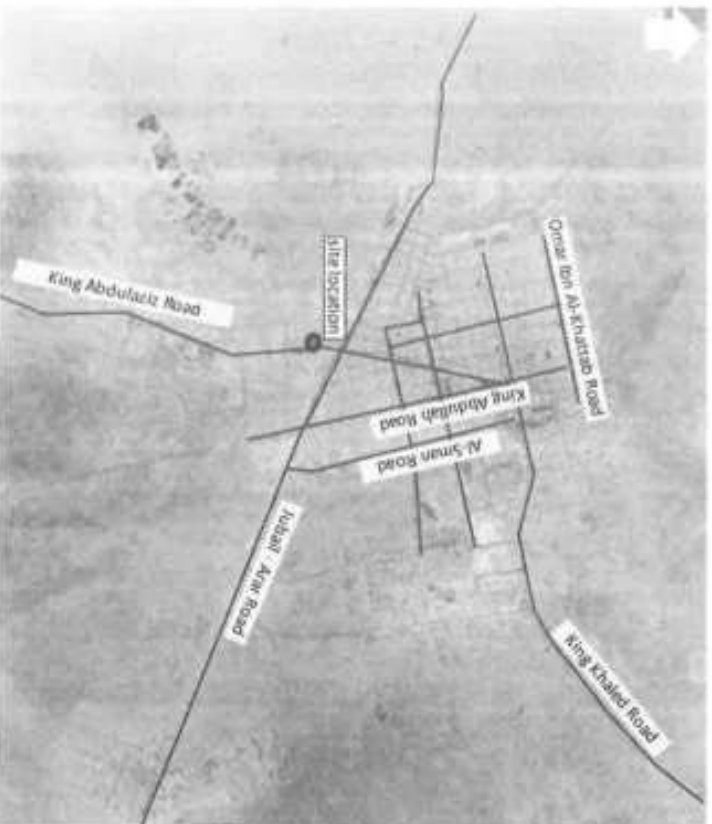
Special Assumption is an assumption that either assumes facts that differ from the actual facts existing at the valuation date or that would not be made by a typical market participant in a transaction on the valuation date. Special assumptions are often used to illustrate the effect of changed circumstances on value.



Valuation Under COVID-19 Outbreak

- The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, has impacted global financial markets.
- Travel restrictions have been implemented by many countries. Market activity is being impacted in many sectors. As at the valuation date, we** consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value.
- Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.
- Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.

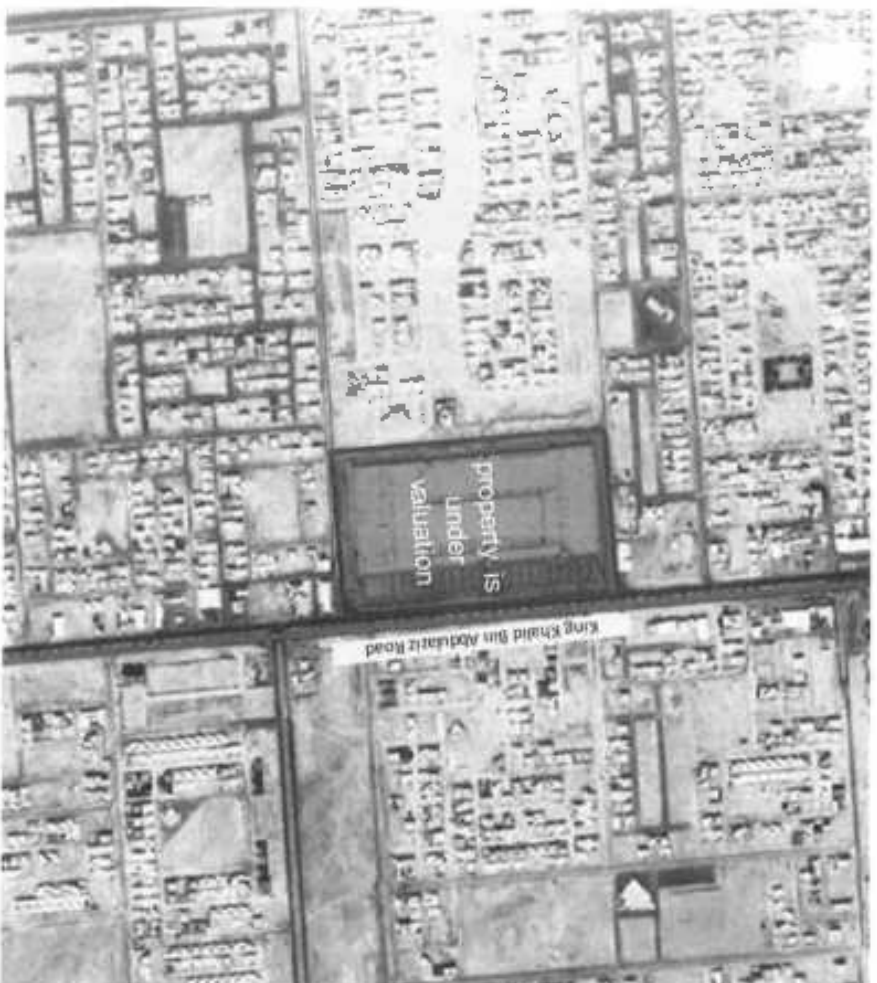
A map showing The Subject Property at the city level:



Macro Location

The Subject Property is in Al-Rayyan district, south of Hafr Al-Batin Governorate, which is one of the governorates of the Eastern Province in northeastern of Saudi Arabia. It has an area of 144 square kilometers and is 500 km away from the capital, Riyadh. Within its borders is the King Khalid Military City, which is 70 km to the south. The economic movement in the city is distinguished by its recovery, as there are many large commercial centers, such as: Al Hafr Mall, Al Othaim Mall, hotels, shopping stores, and international restaurants, in addition to the presence of many factories in it, such as chemical and plastic factories, and interlocking tiles. The city is characterized by its proximity to the Kuwaiti border, which makes it a commercial exchange area with neighboring countries. It is also famous for its sheep trade and agriculture. It also serves, the residents of King Khalid Military City, Al Dhibih and Qaisumah, where they come for shopping and entertainment.

Aerial showing the Subject Property at the district level:



Micro Location

Location

- The Subject Property is located in south of Hafr Al-Batin Governorate in Al-Rayyan district with a mid-population density.
- The Subject Property is located along King Abdul Aziz Road and can be accessed through it.
- The Subject Property is located in the south of Hafr Al-Batin and near the entrance to the governorate from the south, which is the main road for those coming from King Khalid Military City, and they constitute a large base for consumers in Hafr Al-Batin.

The building regulations for the asset area under valuation is as follows:

water drainage	✓	phone service	✓	water	✓	electricity	✓	Sanitation	✓
Shopping center	✓	garden	✓	girls school	✓	boys school	✓	Mosque	✓
municipal services	✓	Post office	✓	Civil defense	✓	police	✓	Health center	✓
Building regulations									
USE					Commercial				
Coverage ratio					%60				
number of floors					G+1 F				



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Real Estate

Subject Property Photos



Site Location Analysis II 

3200 35 777

☎ +966 53 600 6086

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📱 bussma.verification

📱 bussma_app

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بوسمة العقارات



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Subject Property Photos



Site Location Analysis II



9 200 35 777

+966 59 600 6088

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No legal document has been verified for the property under valuation, which includes planning, ownership or foreclosure, and certain legal matters on which all or part of this report is based are deemed reliable. It was assumed that the subject property was valid. It was also assumed that the property was free of any legal obligations, mortgage rights or any impediments.

Property Details (Freehold Details)

ID	Description
Owner	Wabel Fund Company
Use	commercial
Plot No.	28.1
Sub-Division	2/138
District	Al Rayan
Area	127,000
Coordinates	45°57'40.10"E 25°21'25.04"N
City	Hafir Al-Batin
Ownership Type	Freehold
Tile Deed Info	Deed No. 332509008068- 532502002325 Deed Date 2014/39/11/10 - 2014/39/09/22

Dimensions and street widths

Side	Dimension	Street Name	Type	Width (m)	Frontage	Side	Dimension	Street Name	Type	Width (m)	Frontage
North	254	-	neighbor	-	3	North	254	-	local	30	3
South	254	-	street	30	4	South	254	-	neighbor	-	4
East	250	-	street	60	1	East	250	-	neighbor	60	1
West	250	-	street	25	2	West	250	-	neighbor	25	2

Valuation Basis & Methodology

Cost Approach steps:

Valuation Approach

- When assessing the most appropriate methodology to value The Subject Property considering the information provided by the client, the current status of the Subject Property as well as our own analysis of the local market conditions, in determining our opinion of value we have considered applicable approaches) & methods as follow:

The Cost Approach

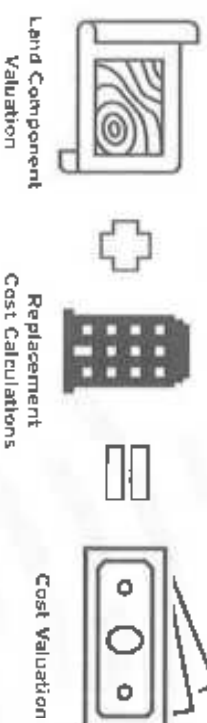
- The Cost Approach provides an indication of value by calculating the current replacement or reproduction cost of an asset and making deductions for physical deterioration and all other relevant forms of obsolescence.
- The cost approach should be applied and afforded significant weight under the following circumstances:
 - participants would be able to recreate an asset with substantially the same utility as the subject asset without regulatory or legal restrictions, and the asset could be recreated quickly enough that a participant would not be willing to pay a significant premium for the ability to use the subject asset immediately.
 - the asset is not directly income-generating and the unique nature of the asset makes using an income approach or Cost Approach unfeasible.
 - the basis of value being used is fundamentally based on replacement cost, such as replacement value.

Replacement Cost Method

- Generally, replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset.

- Usually, replacement cost is adjusted for physical deterioration and all relevant forms of obsolescence. After such adjustments, this can be referred to as depreciated replacement cost.

Cost Approach Methodology



Key comparisons (Comparable)



Market Research Analysis (Land valuation)

- A field research was conducted for the lands surrounding the area of The Subject Property under valuation, and the details of the comparisons are as follows.

Market Research Analysis (Land valuation)

ID	Area	Price (SR/sqm)	Total Price (SR)	Offer Type
1	1200	917	1,100,400	Asking - 2022
2	800	1,000	800,000	Asking - 2022
3	840	965	810,600	Asking - 2022

- Regarding asking prices, we have found the average of asking price ranging between 917 - 1,000 SAR / sqm for sizes between 800 sqm and 1,200 sqm taking into consideration market trend, location, plot characteristics (i.e., frontages, area, streets).

valuation Matrix :

* After completing the research and gathering information, we analyzed the comparable and made calculations and adjustments to arrive at the price per square meter for the property under valuation, and adjustments that were adopted in the valuation matrix.

Description	Comp 1	Comp 2	Comp 3
Size (sqm)	1200	800	840
Price (SAR per sqm)	917	1000	965
Location and Physical Adjustments			
Location	%5.00	%5.00	%5.00
Size	%15.00-	%20.00-	%20.00-
USP	%20.00-	%20.00-	%20.00-
Building permits	%5.00	%5.00	%5.00
Negotiation	0.00%	0.00%	0.00%
Final Adjusted Price (%)	%25.00-	%30.00-	%30.00-
Final Adjusted Price per sqm	688	700	676
Weighted (%)	%30.00	%35.00	%35.00
Result (SAR/sqm)	688		

land value (SAR / sqm)

688

Total land value (SAR)

87,344,000

Second: Estimating the value of the buildings

Estimating the value of buildings using the cost method
 The costs of buildings and construction space were estimated by visiting the site by the Basma Real Estate valuation Company and identifying the property under valuation in accordance with the indicative price guide issued by the Accredited Residents Authority. Through the foregoing, the value of the property under valuation was estimated using the cost method.

Building cost estimates before depreciation:

Area (sqm)	Cost (SAR/Sqm)	Total building cost (SR)	
BUA	84720.00	2,000	169,440,000
Total	84720.00		169,440,000

Basma Real Estate Valuation Company confirms that we are not Quantity surveyors and therefore we reserve the right to review and/or amend our valuation if it proves that actual construction costs or spaces differ.

Actual depreciation cost

The actual depreciation cost of any building is calculated starting from the operation of the building, and the depreciation percentage is 14% for the property under valuation.

Estimating the cost of buildings after adding depreciation:

Infer development cost		84720.00	2,000.00	169,440,000
Total direct development costs				
Total indirect costs				
Professional expenses	% 3			5,382,200
Management expenses	% 3			5,382,200
Utility network	% 2			3,388,800
Financing cost (banking fee term)	2	(yearly)	% 30	5,119,175
Developer fee and profit:			% 10	16,944,000
Total indirect costs of development			% 18	37,893,562
Total direct and indirect development costs				207,333,562
Depreciation				
Building age (years)				7
Effective age (years)				5
Remaining (years)				30
Building Economic Age				35
Depreciation (%)				% 14.29
				29,619,080.23
				177,714,481
Building Cost After Depreciation (Bounded)				177,700,000.00
Total Development Cost (Land + Building)				265,038,100

Income Approach

Basis of Valuation

Income Approach

- The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.

Discounted Cash Flow (DCF) Method

- Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset.
- In some circumstances for long lived or indefinite-lived assets, DCF may include a terminal value which represents the value of the asset at the end of the explicit projection period. In other circumstances, the value of an asset may be calculated solely using a terminal value with no explicit projection period. This is sometimes referred to as an income capitalization method.

Cash flow components:

Below are highlights of the main components of the cashflow:

- **Growth rate:** is the rate during the year in which the income of a particular sector increases, and when this rate changes due to the effect of inflation, but if a decrease in the rate of growth occurs, this leads to the emergence of an economic recession.
- **Occupancy rate:** The occupancy rate of the property to be assessed on the number of occupied units.
- **Gross Potential Income:** Refers to the total expected income for the property (assuming that the property is 100% leased) and before deducting maintenance & capital expenditures.
- **Gross Effective Income:** Refers to the total real income of the property after deduction of credit losses and vacancies.
- **Net income:** represents the net rental value after deducting vacancy & credit losses, operating, & capital expenses
- **Return rate:** the rate expected to be obtained by the investor and this return should reflect the level of expected risks in the investment.
- **NPV net income:** present value of money using a discount rate.
- **Discount rate:** The discount rate of expected cash flows reflects the time value of money and the risks associated with each type of cash flow and future operations of the asset.

Income Approach Valuation

As a result of the data provided by the client, the cash flows were made over 8 years, with an income of 44,225,984 riyals annually to reach the value of the property under valuation

Growth rate: 2.50%

Yield rate: 8.50%

Discount rate: 1%

Operating expenses: 25%

Cash Flow Chart

	Period							
	1	2	3	4	5	6	7	8
Occupancy Rate (%)	%100	%100	%100	%100	%100	%100	%100	%100
Expected Income / Genuine Potential Income GP1 (SAR)	44,225,984	45,894,781	47,042,151	48,218,204	49,423,660	50,659,251	51,925,732	53,223,876
Vacancies & Credit Losses (%)	%46	%25	%15	%15	%10	%10	%10	%10
Vacancies & Credit Losses (SAR)	20,343,953	11,473,695	7,056,323	7,232,731	4,942,366	5,065,925	5,192,575	5,322,388
Gross Effective Income GEI (SAR)	23,882,031	34,421,086	39,985,828	40,985,474	44,481,294	45,593,326	46,733,159	47,901,488
Operational Expenses OE (%)	%25	%25	%25	%25	%25	%25	%25	%25
Operational Expenses OE (SAR)	5,970,508	8,605,271	9,996,457	10,246,369	11,120,323	11,398,331	11,683,290	11,975,372
Net Operating Income (SAR)	17,911,524	25,815,814	29,989,371	30,739,105	33,360,970	34,194,994	35,049,869	35,926,116
Exit Value								422,660,189
Present Value of Cash Flow	17,000,866	22,075,033	23,102,550	21,333,435	20,858,605	19,261,325	17,786,358	209,651,870
Total Property Value Rounded (SAR)	351,080,000							

Opinion of Value

Our company approves the valuation below as a Fair Value, in accordance with the conditions restricted in the valuation report, and according to the assumptions mentioned in the report. This valuation is the result of an analysis of real estate data and the current real estate market.

The fair value of the land using the income method on June 30, 2022

The fair value of the property is 351,080,000 SR

(Only three hundred fifty-one million eighty thousand Saudi riyals)

CEO

Aliamed Al Maliki - Fellow Taxpam
1210001217



الهيئة العامة للغرفة
المالية - مجلس الخبراء
بالتقاضي - 1433هـ
الرياض - المملكة العربية
السعودية

Reviewer

Mahmud Taher - Fellow Taxpam
2200000047

valuer

David Omer Hansi - Taxpam Associate Member-
1210002743

Valuation Glossary

May

- The word “may” describe actions and procedures that valuers have a responsibility to consider. Matters described in this fashion require the valuer’s attention and understanding. How and whether the valuer implements these matters in the valuation engagement will depend on the exercise of professional judgment in the circumstances consistent with the objectives of the standards.

Participant

- The word “participant” refers to the relevant participants pursuant to the basis (or bases) of value used in a valuation engagement (see IVS 104 Bases of Value). Different bases of value require valuers to consider different perspectives, such as those of “market participants” (eg, Market Value, IFRS Fair Value) or a particular owner or prospective buyer (eg, Investment Value).

Must

- The word “must” indicate an unconditional responsibility. The valuer must fulfill responsibilities of this type in all cases in which the circumstances exist to which the requirement applies.

Purpose:

- The word “purpose” refers to the reason(s) a valuation is performed. Common purposes include (but are not limited to) financial reporting, tax reporting, litigation support, transaction support, and to support secured lending decisions.



Subject Property Documents

Handwritten document with Arabic text, a date stamp '15/10/2018', and a circular stamp. Includes a small diagram of a property layout.

Handwritten document with Arabic text, a date stamp '15/10/2018', and a circular stamp. Includes a small diagram of a property layout.

Formal document with multiple sections, including a table, a signature block with a circular stamp, and a large rectangular stamp or diagram.

اسم المالك	رقم الترخيص	رقم القيد



Dear / Alinma REIT Retail Fund

Re: Al-Makan Mall with a total land area of 37,293 square meters located in Al-Malqa district in Riyadh.

This report is based on your request to value The Subject Property, and we trust that the report is according to your requirements and in accordance with the International Valuation Standards 2022 (IVS). The valuation is compliant with Saudi Authority of Accredited Valuers "Taqeem".



Mr. Ahmed al-Maliki
chief executive officer



Valuation Summary

Details	Information
Purpose of Valuation	revaluation of Alinma REIT Retail Fund for the retail sector as on 06/30/2022
Instruction Date	2022 June 14
Inspection Date	2022 June 14
Valuation Date	2022 June 30
Basis of Value	Fair Value
Valuation Approach	Income Approach - Cost Approach
Adopted Currency	Saudi Riyals
Fair Value	SR263,980,000

Report Summary

- The property under valuation is a shopping mall with a total land area of 37,293 square meters and a building area of 40,245 square meters located in Al Malqa district in Riyadh.
- The property is located on Prince Muhammad bin Saad Road, and it can be accessed through it.
- King Khalid International Airport is about 27 km from the property under valuation.
- The property is located in the north of Riyadh, close to many demand generators.
- Al-Malqa district is one of the high-end districts in Riyadh and one of the highest demand districts.

Property Information

Details	Information
District	Al-Malqa
Permitted Use	Commercial
Tenure	Freehold
Deed Number	410123034700
Deed Date	H 1439/09/20
Total Area (sqm)	37,293 Sqm
Owner	Wabel Fund Company

Terms and Conditions

- The Subject Property has been valued according to the International Valuation Standards (IVS) issued by the Council of International Valuation Standards (IVSC) in 2022 and the rules and regulations of the Saudi Authority for Accredited Valuers in the Kingdom of Saudi Arabia (Taqcem).
- This report was rolled upon and valued according to the specific conditions and restrictions presented in this report.
- The report was issued without any conflict of interest or personal gain.
- This valuation report was prepared based on the instructions received from "The Client" to estimate its "basis of value" for the "purpose" as requested by "The Client".
- Bussma and Partner Co. are confident that this report meets the client's requirements and instructions, and that the information contained in this report is completely confidential and that the report is issued to the client only.
- The responsibility of the Bussma and Partner Co. is limited to the report and the information contained in the report. Otherwise, the (client) is responsible for requesting the valuation of the property and the legal consequences thereof.



Terms and Conditions

- The estimated values in this report are for The Subject Property, and any distribution of (value - values) on the parts of the property applies only according to the narration of the report and for its purpose, and those values should not be used for any other purposes, as it may be incorrect if the purpose has been changed from the valuation for which the report was created.
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Valuation ability

• Basma Company and its real estate valuation partner have professional team capable of evaluating this type of asset and have the required competence to achieve value received by the requested date.

The subject of value

- Al Makaan Mall with a total land area of 37,293 square meters located in Al-Malqa district in Riyadh.
- professional standards
- This report is based on your request to value The Subject Property, and we trust that the report is according to your requirements and in accordance with the International Valuation Standards 2022 (IVS). The valuation is compliant with Saudi Authority of Accredited Valuers "Taqeem".

Basis of Value

Our valuation will be provided on the basis as mentioned below:

- Fair Value.

Valuation Approach

We have adopted the following valuation approach:

- Cost Approach.
- Income Approach.





Inspection Date

- We confirm that The Subject Property was inspected on 19 June 2022.

The Nature And Extent of The Inspection

- In order to carry out the valuation task and achieve the purpose of this report, the inspection was conducted on the date of the inspection of the subject property and the surrounding areas, and similar properties, if any, noting that this inspection is not for the purposes of inspection and engineering testing of buildings.

Valuation Date

- We confirm that The Subject Property was valued on 30 June 2022.

Basis of Valuation

- Fair Value: "fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."

Sources of Information

- We have relied upon the Information provided to us, which is identified below, as well as in the relevant sections of this report:
- Title Deed
- Building permit

Liability and Publication

- The valuation report has been issued to the beneficiary (the entity to whom the report is issued), and that of internal professional advisers, for the specific purpose to which it refers. Bussma do not accept any responsibility to any third party for the whole or any part of its contents.
- Neither the whole nor any part of this valuation or any reference thereto, may be included in any published document, circular or statement or disclosed in any way without Bussma prior written consent to the form and context in which it may appear.

Confidentiality

- This report is confidential to the Client, and their advisors, and we accept no responsibility whatsoever to any third party. No responsibility is accepted to any third party who may use or rely upon the whole or any part of the contents of this report. It should be noted that any subsequent amendments or changes in any form thereto will only be notified to the Client to whom it is authorized.

Assumptions and Special Assumptions

Assumptions:

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- The valuation report has been issued to the beneficiary (the entity that issues the report) in an integrated manner and the report may not be used in part.
- The value received did not reflect any tax value that might become payable or resulting from the disposal of the property or part of the property.
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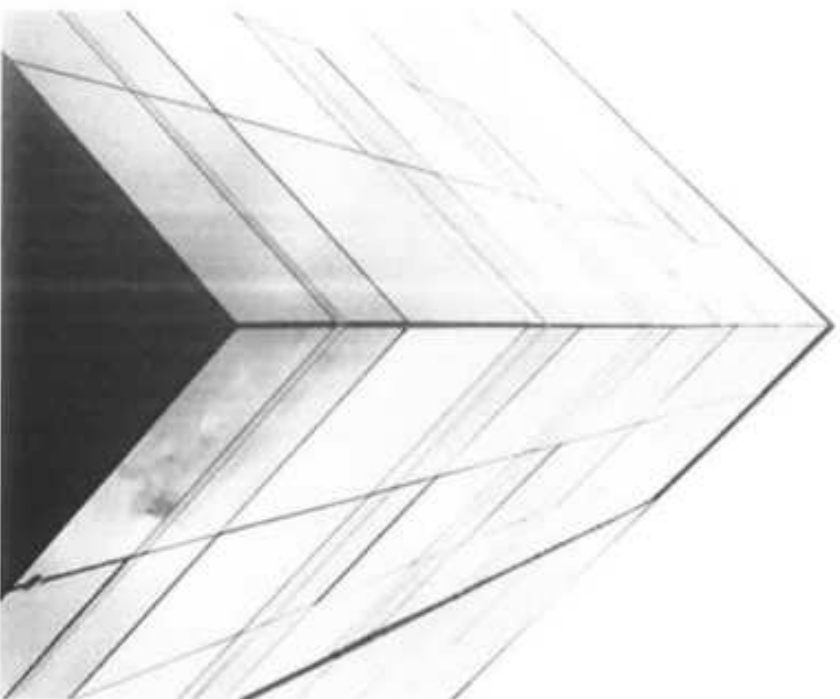
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- * The International Valuation Standards (IVCS) 2022 has been deviated from the assessment criteria and in accordance with the decision of the Saudi Organization for Certified Public Accountants to implement the International Financial Reporting Standards (IFRS).
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Valuation Under COVID-19 Outbreak

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- Travel restrictions have been implemented by many countries. Market activity is being impacted in many sectors. As at the valuation date, we* consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value.
- Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.
- Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.



A map showing the property at the city level:



Macro Location

The property is located in Al-Malqa district, north of Riyadh, which is the capital and largest city of the Kingdom of Saudi Arabia, and it is the first interface of the Kingdom of Saudi Arabia as it is its political and administrative capital. It is one of its most important cities and the headquarters of the central government bodies and most of the major local and international companies and institutions. Riyadh has great economic importance as it is the headquarters of the public administrations of many banks, major economic companies and the main center of one of the largest financial cities in the world (Abdullah Financial Center).

The area of the city of Riyadh is about 1913 km², its population is about 6 and a half million people, and it reaches an altitude of about 600 m above sea level in the eastern part of the Najd plateau, exchange area with neighboring countries.

The property is in the city of Riyadh in Al-Malqa district, King Khalid International Airport is about 27 km from the property under valuation.

A map showing the property at the district level:



Micro Location

Location

- The property is located in the north of the city of Riyadh in Al-Malwa district and is located in an area with a medium population density.
- The property is located on Prince Muhammad bin Saud bin Abdulaziz Street, and the property can be reached by way.
- The property is located in the north of Riyadh, close to many demand generators.
- King Khalid International Airport is about 27 km away from the property under valuation.

water drainage	phone service	water	electricity	Sanitation
✓	✓	✓	✓	✓
Shopping center	garden	girls school	boys school	Mosque
✓	✓	✓	✓	✓
municipal services	Post office	Civil defense	police	Health center
✓	✓	✓	✓	✓
USE				
Commercial				
Coverage ratio	%60			
number of floors	G+1 F			



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No legal document has been verified for the property under valuation, which includes planning, ownership or foreclosure, and certain legal matters on which all or part of this report is based are deemed reliable. It was assumed that the subject property was valid. It was also assumed that the property was free of any legal obligations, mortgage rights or any impediments.

Property Details (Freehold Details)

ID	Description
Owner	Waqaf Fund Company
Use	commercial
Plot No.	5
Sub-Division	3176
District	Al-Mulqa
Area	37,293
Coordinates	46°36'42.11"E 24°47'26.33"N
City	Riyadh
Ownership Type	Freehold
Title Deed Info	Deed No. 410123034700 Deed Date 1439/09/20

Dimensions and street widths

Side	Dimension	Street Name	Type	Width (m)	Frontage
North	185.07	-	street	15	4
South	185.07	-	street	15	3
East	2015	-	street	20	2
West	2015	-	street	60	1

Valuation Basis & Methodology

Cost Approach steps:

Valuation Approach

- When assessing the most appropriate methodology to value The Subject Property considering the information provided by the client, the current status of the Subject Property as well as our own analysis of the local market conditions, In determining our opinion of value we have considered applicable approaches) & methods as follow:

The Cost Approach

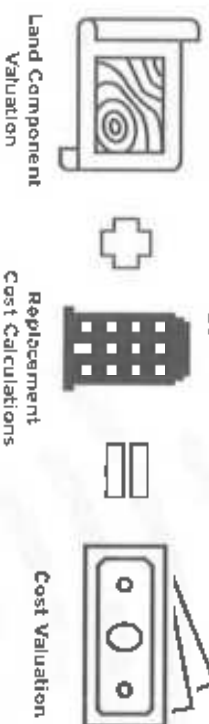
- The Cost Approach provides an indication of value by calculating the current replacement or reproduction cost of an asset and making deductions for physical deterioration and all other relevant forms of obsolescence.
- The cost approach should be applied and afforded significant weight under the following circumstances:
 - participants would be able to recreate an asset with substantially the same utility as the subject asset; without regulatory or legal restrictions; and the asset could be recreated quickly enough that a participant would not be willing to pay a significant premium for the ability to use the subject asset immediately;
 - the asset is not directly income-generating and the unique nature of the asset makes using an income approach or Cost Approach unfeasible.
- the basis of value being used is fundamentally based on replacement cost, such as replacement value

Replacement Cost Method

- Generally, replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset.

- Usually, replacement cost is adjusted for physical deterioration and all relevant forms of obsolescence. After such adjustments, this can be referred to as depreciated replacement cost.

Cost Approach Methodology



Key comparisons (Comparable)



- A field research was conducted for the lands surrounding the area of the property under valuation, and the details of the comparisons are as follows.

Market Research Analysis (Land valuation)

ID	Area	Price (SR/sqm)	Total Price (SR)	Offer Type
1	1500	7000	10,500,000	Transaction - 2020
2	1,250	5,700	7,125,000	Transaction - 2020
3	1,364	4,947	6,747,708	Transaction - 2020

- Regarding transaction prices, we have found the average of transaction price ranging between 4,947 – 7,000 SAR / sqm for sizes between 1,250 sqm and 1,500 sqm taking into consideration market trend, location, plot characteristics (i.e., frontages, area, streets).

- After completing the research and gathering information, we analyzed the comparable and made calculations and adjustments to arrive at the price per square meter for the property under valuation, and adjustments that were adopted in the valuation matrix

valuation Matrix :

Description	Comp 1	Comp 2	Comp 3
Size (sqm)	1,500	1,250	1,354
Price (SAR per sqm)	7,000	5,700	4,947
Location and Physical Adjustments			
Location	0.00%	0.00%	0.00%
Size	%23.00-	%23.00-	%32.00-
frontage	%5.00	%5.00	%5.00
street	%10.00	%10.00	%10.00
USE	0.00%	0.00%	0.00%
Building permits	0.00%	0.00%	0.00%
Negotiation	0.00%	0.00%	0.00%
Final Adjusted Price (%)	%8.00-	%8.00-	%17.00-
Final Adjusted Price per sqm	6,440	5,244	4,106
Weighted (%)	33.33%	33.33%	33.33%
Result (SRSqmt)	3,978		

land value (SAR / sqm) Total land value (SAR)
5,263 **196,278,245.64**

Second: Estimating the value of the buildings

Calculating the value of buildings using the cost method
The costs of buildings and construction space were estimated by visiting the site by the Basma Real Estate valuation Company and identifying the property under valuation in accordance with the indicative price guide issued by the Accredited Residents Authority. Through the foregoing, the value of the property under valuation was estimated using the cost method.

Building cost estimates before depreciation:

	Area (SqM)	Cost (SAR/Sqm)	Total building cost (SH)
BUA	40,245	2,000	80,490,000
Total	40,245		80,490,000

Basma Real Estate Valuation Company confirms that we are not Quality Surveyors and therefore we reserve the right to review and/or amend our valuation if it proves that actual construction costs or spaces differ.

Actual depreciation cost

The actual depreciation cost of any building is calculated starting from the operation of the building, and the depreciation percentage is 14.29% for the property under valuation.

Estimating the cost of buildings after adding depreciation:

	infer development cost			
Total direct development costs	40,245	2,000		80,490,000
	Total indirect costs:			
	Professional expenses	% 1		2,274,700
	Management expense	% 3		2,414,700
	Utility overhead	% 2		1,609,100
	Forecasting cost to building for a 10 m	(year %)	% 3	7,607,900
	Developer risks and profits		% 10	9,053,708
	Total indirect cost of development		% 18	18,004,784
	Total direct and indirect development costs			98,494,784
	Depreciation			
	Building age (years)		8	
	Effective age (years)		5	
	Remaining (years)		30	
	Building Economic Age		35	
	Depreciation (%)		% 14.29	
			14,070,111.84	
			84,424,672	
	Building Cost After Depreciation			84,420,672
	Total Development Cost (Land + Building)			290,058,671

Income Approach

Basis of Valuation

Income Approach

- The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.

Discounted Cash Flow (DCF) Method

- Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset.
- In some circumstances for long-lived or indefinite-lived assets, DCF may include a terminal value which represents the value of the asset at the end of the explicit projection period. In other circumstances, the value of an asset may be calculated solely using a terminal value with no explicit projection period. This is sometimes referred to as an income capitalization method.

Cash flow components:

Below are highlights of the main components of the cashflow:

- **Growth rate:** is the rate during the year in which the income of a particular sector increases, and when this rate changes due to the effect of inflation, but if a decrease in the rate of growth occurs, this leads to the emergence of an economic recession.
- **Occupancy rate:** The occupancy rate of the property to be assessed on the number of occupied units.
- **Gross Potential Income:** Refers to the total expected income for the property (assuming that the property is 100% leased) and before deducting maintenance & capital expenditures.
- **Gross Effective Income:** Refers to the total real income of the property after deduction of credit losses and vacancies.
- **Net Income:** represents the net rental value after deducting vacancy & credit losses, operating, & capital expenses
- **Return rate:** the rate expected to be obtained by the investor and this return should reflect the level of expected risks in the investment.
- **NPV net income:** present value of money using a discount rate.
- **Discount rate:** The discount rate of expected cash flows reflects the time value of money and the risks associated with each type of cash flow and future operations of the asset.

Income Approach Valuation

As a result of the data provided by the client, the cash flows were made over 8 years, with an income of 29,795,641 riyals annually to reach the value of the property under valuation

Growth rate: 2.50%

Yield rate: 8%

Discount rate: 10.5%

Operating expenses: 20%

Cash Flow Chart

Period	1	2	3	4	5	6	7	8
Occupancy Rate (%)	%100	%100	%100	%100	%100	%100	%100	%100
Expected Income / Genuine Potential Income (GPI) (SAR)	30,165,787	30,919,932	31,692,930	32,485,253	33,297,385	34,129,819	34,983,065	35,857,641
Vacancies & Credit Losses (%)	%10	%10	%10	%10	%10	%10	%10	%10
Vacancies & Credit Losses (SAR)	3,016,579-	3,091,993-	3,169,295-	3,248,525-	3,329,738-	3,412,982-	3,498,306-	3,585,764-
Gross Effective Income GEI (SAR)	27,149,208	27,827,939	28,523,637	29,236,728	29,967,646	30,716,837	31,484,758	32,271,877
Operational Expenses OE (%)	%25	%25	%25	%25	%25	%25	%25	%25
Operational Expenses OE (SAR)	6,787,302-	6,956,985-	7,130,909-	7,309,182-	7,491,912-	7,679,209-	7,871,190-	8,067,969-
Net Operating Income (SAR)	20,361,906	20,870,954	21,392,728	21,927,546	22,475,735	23,037,628	23,613,569	24,203,908
Exit Value								302,548,850
Present Value of Cash Flow	19,370,342	17,967,965	16,667,117	15,460,447	14,341,139	13,302,867	12,339,763	154,526,218
Total Property Value Rounded (SAR)	263,980,000							

Opinion of Value

Our company approves the valuation below as a Fair Value, in accordance with the conditions restricted in the valuation report, and according to the assumptions mentioned in the report. This valuation is the result of an analysis of real estate data and the current real estate market.

The fair value of the land using the income method on June 30, 2022

The fair value of the property is 263,980,000 SR

(Only two hundred sixty-three million nine hundred eighty thousand Saudi riyals)

CEO

Reviewer

Valuer

Aliamed Al Madhi - Fellow Taxpayer
121000217

Mohammed Taher - Fellow Taxpayer
1220000047

Hassil Omar - Registr. Associate Member
1210002743



Handwritten signature of the reviewer



Handwritten document in Arabic script, likely a deed or contract. It features a central illustration of a building or structure, possibly a mosque or a public building, with a dome and minaret. The text is arranged in columns around the illustration. There are several circular stamps or seals, some of which appear to be official or institutional. The handwriting is dense and fills most of the page.

Handwritten document in Arabic script, featuring a large table with multiple columns and rows. The table contains numerical data and text. Above the table is a diagram of a rectangular structure with internal divisions, possibly a floor plan or a technical drawing. The document is filled with dense Arabic text, including headings and footnotes. There are several circular stamps or seals, similar to the one in the previous document. The handwriting is consistent with the first document.

Dear / Alinma REIT Retail Fund

Re: valuation of . Al-Makan Mall a total land area of 72,678.43 square meters located in Al-Rayyan district in Al-Dawadmi governorate.

This report is based on your request to value The Subject Property, and we trust that the report is according to your requirements and in accordance with the International Valuation Standards 2022 (IVS).
The valuation is compliant with Saudi Authority of Accredited Valuers "Taqeem".



Mr. Ahmed al-Maliki
chief executive officer



Saudi Authority of Accredited Valuers
Taqeem
P.O. Box 12000, Riyadh 11552, Saudi Arabia
www.taqaem.gov.sa

Valuation Summary

Details	Information
Purpose of Valuation	revaluation of Allinma REIT Retail Fund for the retail sector as on 06/30/2022
Instruction Date	2022 June 14
Inspection Date	2022 June 14
Valuation Date	2022 June 30
Basis of Value	Fair Value
Valuation Approach	Income Approach
Adopted Currency	Saudi Riyals
Fair Value	SR 141,780,000

Report Summary

- The property under valuation is a shopping mall with a total land area of 72,678.43 square meters and a building area is 36,070.00 square meters located in Al-Rayyan district, Al-Dawadmi Governorate.
- The property is located on King Abdul Aziz Road and can be accessed through it.
- The property is located in the east of Dawadmi Governorate, close to many demand generators.
- The property is a usufruct right based on the lease contract received from the customer.

property information

Details	Information
District	Al-Rayyan
Permitted Use	Commercial
Tenure	valuation of the benefit of the lease contract
Deed Number	-
Deed Date	-
Total Area (sqm)	72,678.43 Sqm
Owner	-



Terms and Conditions

- The Subject Property has been valued according to the International Valuation Standards (IVS) issued by the Council of International Valuation Standards (IVSC) in 2022 and the rules and regulations of the Saudi Authority for Accredited Valuers in the Kingdom of Saudi Arabia (Iaqeml).
- This report was relied upon and valued according to the specific conditions and restrictions presented in this report.
- The report was issued without any conflict of interest or personal gain.
- This valuation report was prepared based on the instructions received from "The Client" to estimate its "basis of value" for the "purpose" as requested by "The Client".
- Bussma and Partner Co. are confident that this report meets the client's requirements and instructions, and that the information contained in this report is completely confidential and that the report is issued to the client only.
- The responsibility of the Bussma and Partner Co. is limited to the report and the information contained in the report. Otherwise, the (client) is responsible for requesting the valuation of the property and the legal consequences thereof.





Terms and Conditions

- The estimated values in this report are for The Subject Property, and any distribution of [value - values] on the parts of the property applies only according to the narration of the report and for its purpose, and these values should not be used for any other purposes, as it may be incorrect if the purpose has been changed from the valuation for which the report was created.
- This report has been prepared based on the information collected or received and analyzed according to best practices to reach the value, and any material observations that may impact the value are usually noted.
- Please be aware that our inspection was carried out on a visual basis only. No part of the structure was opened for a detailed examination or testing. We have therefore, where appropriate, made assumptions based on experience of the property type, construction and materials used. We cannot guarantee that defects do not exist in those parts of the structure, which are concealed, unexposed or not reasonably accessible.
- If any information in the future that is mentioned in the report is found to be untrue and unintentional, the value in this report may change and the client will be notified in due course.
- This valuation report is valid only if approved by the company's seal, in addition to the signature of the accredited valuers.

valuation ability

- Basma Company and its real estate valuation partner have professional team capable of evaluating this type of asset and have the required competence to achieve value received by the requested data.

The subject of value

- valuation of a shopping mall with a total land area of 72,678.43 square meters located in Al-Rayyan district in Al-Dawadmi governorate.

professional standards

- This report is based on your request to value The Subject Property, and we trust that the report is according to your requirements and in accordance with the International Valuation Standards 2022 (IVS). The valuation is compliant with Saudi Authority of Accredited Valuers "Taqdam".

Basis of Value

- Our valuation will be provided on the basis as mentioned below:
- Fair Value.

Valuation Approach

- We have adopted the following valuation approach:
- income Approach.





Inspection Date

- We confirm that **The Subject Property** was inspected on 19 June 2022.

The Nature And Extent of The Inspection

- In order to carry out the valuation task and achieve the purpose of this report, the inspection was conducted on the date of the inspection of the subject property and the surrounding areas, and similar properties, if any, noting that this inspection is not for the purposes of inspection and engineering testing of buildings.

Valuation Date

- We confirm that **The Subject Property** was valued on 30 June 2022.

Basis of Valuation

- Fair Value: "fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."

Sources of Information

- We have relied upon the information provided to us, which is identified below, as well as in the relevant sections of this report:
- Title Deed
- Building permit

Liability and Publication

- The valuation report has been issued to the beneficiary (the entity to whom the report is issued), and that of internal professional advisors, for the specific purpose to which it refers. Bussma do not accept any responsibility to any third party for the whole or any part of its contents.
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- It was assumed that the site was correct as with the coordinates sent by the client and as in the report, and it was assumed that it was correct as a condition to verify the value contained in the report.

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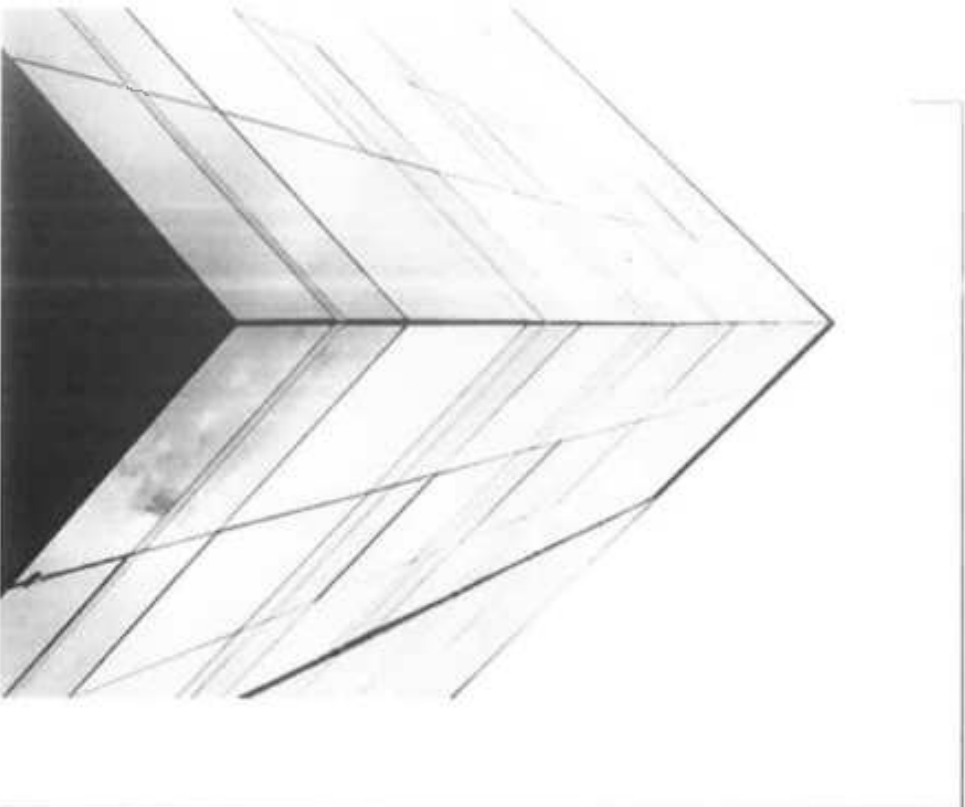
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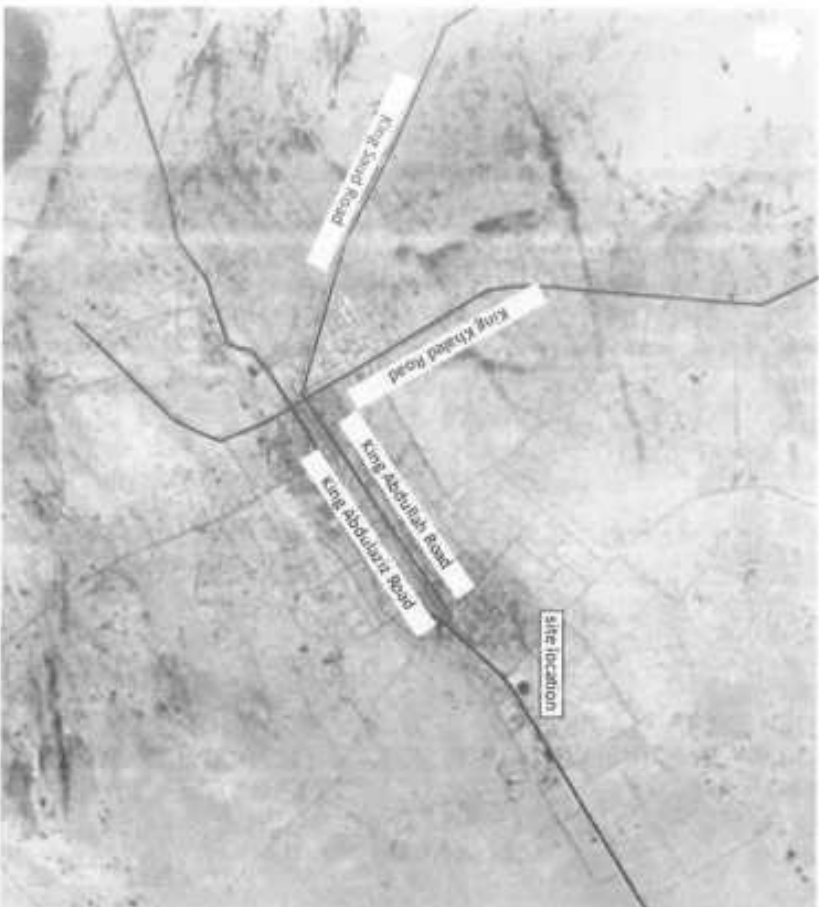
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- Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.
- Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.

A map showing the property at the city level:



Macro Location

The property is located in Al-Rayyan district, east of Al-Dawadmi Governorate, which is affiliated with the Emirate of Riyadh Region, where Al-Dawadmi Governorate is located in the northwest of the Riyadh region and is bordered to the east by Shaqra Governorate and the Murat Center, which is administratively affiliated with the city of Riyadh, to the west by Afif Governorate, and Al-Rass Governorate, which is administratively affiliated to Al-Qassim region, and to the north by the Governorate Onaizah, Al-Mithnab, and Bukayriyah. These three governorates are administratively affiliated with the Qassim region and bordered by part of the administrative scope of the city of Buraidah (the seat of the Emirate of Al-Qassim region) from the north, and from the south by Al-Quwayiyah governorate. The area of Al-Dawadmi Governorate is approximately 27,500 km² and ranks 5th in relation to the governorates of the region and its administrative headquarters in terms of area. Its population is 217,305, including 173,425 Saudis, and its number of dwellings is 43,121, according to the 2010 population survey statistics.

A map showing the property at the district level:



Micro Location

Location

- The property is located in the east of Al-Dawadmi Governorate in Al-Rayyan district and with a mid- population density.
- The property is located on King Abdulaziz Road and the property can be accessed by way.
- The property is located in the east of Dawadmi Governorate, close to many demand generators.

The building regulations for the asset area under valuation is as follows:

water drainage	✓	phone service	✓	water	✓	electricity	✓	Sanitation	✓
Shopping center	✓	garden	✓	girls school	✓	boys school	✓	Mosque	✓
municipal services	✓	Post office	✓	Civil defense	✓	police	✓	Health center	✓
USE	Commercial								
Coverage ratio	%60								
number of floors	G+1 F								



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بوسمة
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Real Estate - Real Estate

Subject Property Photos



Site Location Analysis **49**

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No legal document has been verified for the property under valuation, which includes planning, ownership or foreclosure, and certain legal matters on which all or part of this report is based are deemed reliable. It was assumed that the subject property was valid. It was also assumed that the property was free of any legal obligations, mortgage rights or any impediments.

Property Details (Freehold Details)

ID	Description
Owner Use	commercial
Plot No.	-
Sub-Division	-
District	-
Area	37,293
Coordinates	44°26'25.3" E 24°32'36.9" N
City	Dawadmi
Ownership Type	-
Title Deed Info	Deed No. - Deed Date -

Dimensions and street widths

Side	Dimension	Street Name	Type	Width (m)	Frontage
North	-	-	-	-	-
South	-	-	-	-	-
East	-	-	-	-	-
West	-	-	-	-	-

Income Approach

Basis of Valuation

Income Approach

- The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.

Discounted Cash Flow (DCF) Method

- Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset.
- In some circumstances for long lived or indefinite-lived assets, DCF may include a terminal value which represents the value of the asset at the end of the explicit projection period. In other circumstances, the value of an asset may be calculated solely using a terminal value with no explicit projection period. This is sometimes referred to as an income capitalization method.

Cash flow components:

Below are highlights of the main components of the cashflow:

- **Growth rate:** is the rate during the year in which the income of a particular sector increases, and when this rate changes due to the effect of inflation, but if a decrease in the rate of growth occurs, this leads to the emergence of an economic recession.
- **Occupancy rate:** The occupancy rate of the property to be assessed on the number of occupied units.
- **Gross Potential Income:** Refers to the total expected income for the property (assuming that the property is 100% leased) and before deducting maintenance & capital expenditures.
- **Gross Effective Income:** Refers to the total real income of the property after deduction of credit losses and vacancies.
- **Net income:** represents the net rental value after deducting vacancy & credit losses, operating, & capital expenses
- **Return rate:** the rate expected to be obtained by the investor and this return should reflect the level of expected risks in the investment.
- **NPV net income:** present value of money using a discount rate.
- **Discount rate:** The discount rate of expected cash flows reflects the time value of money and the risks associated with each type of cash flow and future operations of the asset.

Income Approach Valuation

As a result of the data provided by the client, the cash flows were made over 14 years, which is the remaining period of the lease contract with an income of 27,716,423 SR annually to reach the value of the property under valuation.

Growth rate: 2.50%

Yield rate: 8.5%

Discount rate: 11%

Operating expenses: 25%

Cash Flow Chart:

Period	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Occupancy Rate (%)	37.00	36.00	36.100	36.100	36.100	36.100	36.100	36.100	36.100	36.100	36.100	36.100	36.100	36.100
Expected Income / Square Potential Income (GPI) (SAR)	27,716,423	28,782,258	29,481,514	30,218,347	30,973,806	31,748,151	32,541,855	33,358,401	34,189,286	35,044,018	35,920,119	36,816,122	37,738,575	38,687,039
Vacancies & Credit Losses (%)	3%46	3%35	3%3	3%5	3%5	3%10	3%10	3%10	3%10	3%10	3%10	3%10	3%10	3%10
Vacancies & Credit Losses (SAR)	1,274,955.4	7,190,584	4,122,197	1,532,752	4,646,071	3,174,815	3,251,185	3,335,340	3,418,929	3,504,402	3,592,012	3,681,819	3,773,867	3,868,204
Gross Effective Income GEI (SAR)	650,000	660,000	650,000	650,000	650,000	649,999	649,998	649,997	649,996	649,995	649,994	649,993	649,992	649,991
Operational Expenses OE (%)	4,316,868	20,421,693	21,409,117	25,035,595	28,677,735	27,923,337	28,637,671	29,369,864	30,120,362	30,889,621	31,678,113	32,486,517	33,314,725	34,163,844
Operational Expenses OE (SAR)	3%25	3%25	3%25	3%25	3%25	3%25	3%25	3%25	3%25	3%25	3%25	3%25	3%25	3%25
Net Operating Income (SAR)	5,579,217	5,230,423	6,102,279	6,258,819	6,419,134	6,580,634	7,161,419	7,512,466	7,530,090	7,722,405	7,919,526	8,121,579	8,329,681	8,540,961
Present Value of Cash Flow	10,917,228	15,691,270	18,205,638	18,776,896	19,208,507	20,942,503	21,478,294	22,027,398	22,500,271	23,187,216	23,758,585	24,364,737	24,998,044	25,622,885
Total Property Value (SAR)	14,790,000	13,417,943	14,102,878	13,031,330	12,041,056	11,796,475	10,868,325	10,070,264	9,304,138	8,698,181	7,941,989	7,337,488	6,778,916	6,262,799

Opinion of Value

Our company approves the valuation below as a Fair Value, in accordance with the conditions restricted in the valuation report, and according to the assumptions mentioned in the report. This valuation is the result of an analysis of real estate data and the current real estate market.

The fair value of the land using the income method on June 30, 2022

The fair value of the property is **141,780,000 SR**

(Only one hundred forty-one million seven hundred eighty thousand Saudi Riyals)

CEO

Ahmed al Malhi - Fellow - Taqeen -
1210001217



الجمعية السعودية للمقيمين
بالتقييم العقاري
Saudi Association of Valuers
SAV

Reviewer

Mahmud Fahar - Fellow - Taqeen -
1220000047

valuer

Basil Omar Al-Abasi - Associate Member -
1210002745

Dear / Alinma REIT Retail Fund

Re: valuation of Al-Makan Mall with a total land area of 21,428.13 square meters located in Al-Rajhi district in Tabuk city.

This report is based on your request to value The Subject Property, and we trust that the report is according to your requirements and in accordance with the International Valuation Standards 2022 (IVS). The valuation is compliant with Saudi Authority of Accredited Valuers "Taqeem".



Mr. Ahmed al-Maliki
chief executive officer




المجلس السعودي
للجهات المعتمدة
على التقييم العقاري
والعقود
والخدمات
المعتمدة
على التقييم العقاري

Terms and Conditions

- The Subject Property has been valuated according to the International Valuation Standards (IVS) issued by the Council of International Valuation Standards (IVSC) in 2022 and the rules and regulations of the Saudi Authority for Accredited Valuers in the Kingdom of Saudi Arabia (Taqem).
- This report was relied upon and valuated according to the specific conditions and restrictions presented in this report.
- The report was issued without any conflict of interest or personal gain.
- This valuation report was prepared based on the instructions received from "The Client" to estimate its "basis of value" for the "purpose" as requested by "The Client".
- Bussma and Partner Co. are confident that this report meets the client's requirements and instructions, and that the information contained in this report is completely confidential and that the report is issued to the client only.
- The responsibility of the Bussma and Partner Co. is limited to the report and the information contained in the report. Otherwise, the (client) is responsible for requesting the valuation of the property and the legal consequences thereof.





Terms and Conditions

- The estimated values in this report are for The Subject Property, and any distribution of (value - values) on the parts of the property applies only according to the narration of the report and for its purpose, and these values should not be used for any other purposes, as it may be incorrect if the purpose has been changed from the valuation for which the report was created.
- This report has been prepared based on the information collected or received and analyzed according to best practices to reach the value, and any material observations that may impact the value are usually noted.
- Please be aware that our inspection was carried out on a visual basis only. No part of the structure was opened for a detailed examination or testing. We have therefore, where appropriate, made assumptions based on experience of the property type, construction and materials used. We cannot guarantee that defects do not exist in those parts of the structure, which are concealed, unexposed or not reasonably accessible.
- If any information in the future that is mentioned in the report is found to be untrue and unintentional, the value in this report may change and the client will be notified in due course.
- This valuation report is valid only if approved by the company's seal, in addition to the signature of the accredited valuers.

Valuation ability

- Basmia Company and its real estate valuation partner have professional team capable of evaluating this type of asset and have the required competence to achieve value received by the requested date.
- **The subject of value**
- valuation of a shopping mall with a total land area of 21,428.13 square meters located in Al-Rajhi district in Tabuk city.

professional standards

- This report is based on your request to value The Subject Property, and we trust that the report is according to your requirements and in accordance with the International Valuation Standards 2022 (IVS). The valuation is compliant with Saudi Authority of Accredited Valuers "Taqeem".

Basis of Value

Our valuation will be provided on the basis as mentioned below:

- Fair Value.

Valuation Approach

We have adopted the following valuation approach:

- Cost Approach.
- Income Approach.





Inspection Date

- We confirm that The Subject Property was inspected on 19 June 2022.

The Nature And Extent of The Inspection

- In order to carry out the valuation task and achieve the purpose of this report, the inspection was conducted on the date of the inspection of the subject property and the surrounding areas, and similar properties, if any, noting that this inspection is not for the purposes of inspection and engineering testing of buildings.

Valuation Date

- We confirm that The Subject Property was valued on 30 June 2022.

Basis of Valuation

- Fair Value: "fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."

Sources of Information

- We have relied upon the information provided to us, which is identified below, as well as in the relevant sections of this report:

- Title Deed
- Building permit

Liability and Publication

- The valuation report has been issued to the beneficiary (the entity to whom the report is issued), and that of internal professional advisers, for the specific purpose to which it refers. Bussma do not accept any responsibility to any third party for the whole or any part of its contents.
- Neither the whole nor any part of this valuation or any reference thereto, may be included in any published document, circular or statement or disclosed in any way without Bussma prior written consent to the form and context in which it may appear.

Confidentiality

- This report is confidential to the Client, and their advisors, and we accept no responsibility whatsoever to any third party. No responsibility is accepted to any third party who may use or rely upon the whole or any part of the contents of this report. It should be noted that any subsequent amendments or changes in any form thereto will only be notified to the Client to whom it is authorized.

Assumptions and Special Assumptions

Assumptions:

- It was taken into account when estimating the fair value of the property that the ownership is absolute and the data received from the client is assumed correct, and there are no obligations to third parties, and that all documents submitted by the client are at the full responsibility, and its validity and credibility have been assumed, and the company is not specialized in verifying the integrity of private ownership documents. The property, and accordingly, unless it is expressly mentioned in the report, we did not conduct investigations to verify the documents that were provided to us related to the property, and therefore we assumed that they were true and accurate as is the case on the date of the valuation.
- It was not noted that there were any plans to expropriate the property subject of the valuation, and we did not receive any evidence from the client in this regard and based on the valuation.
- The valuation report has been issued to the beneficiary (the entity that issues the report) in an integrated manner and the report may not be used in part.
- The value received did not reflect any tax value that might become payable or resulting from the disposal of the property or part of the property.
- The current received value is applicable under the natural and logical conditions of the real estate market and assuming that there are no hidden conditions in the land and considering the prevailing prices in the region at the time of the valuation.
- It was assumed that the site was correct as with the coordinates sent by the client and as in the report, and it was assumed that it was correct as a condition to verify the value contained in the report.

- The validity of the area of the property subject of the valuation as stated by the client was assumed as a condition for the realization of the value stated in the report.
- It has been assumed that there are no hidden conditions in the land of the property being valued that may affect the fair value of the property.
- It was assumed that the property being evaluated does not contain any hazardous or environmentally polluting substances.

Assumptions are matters that are reasonable to accept as fact in the context of the valuation assignment without specific investigation or verification. They are matters that, once stated, are to be accepted in understanding the valuation or other advice provided.

Assumptions and Special Assumptions

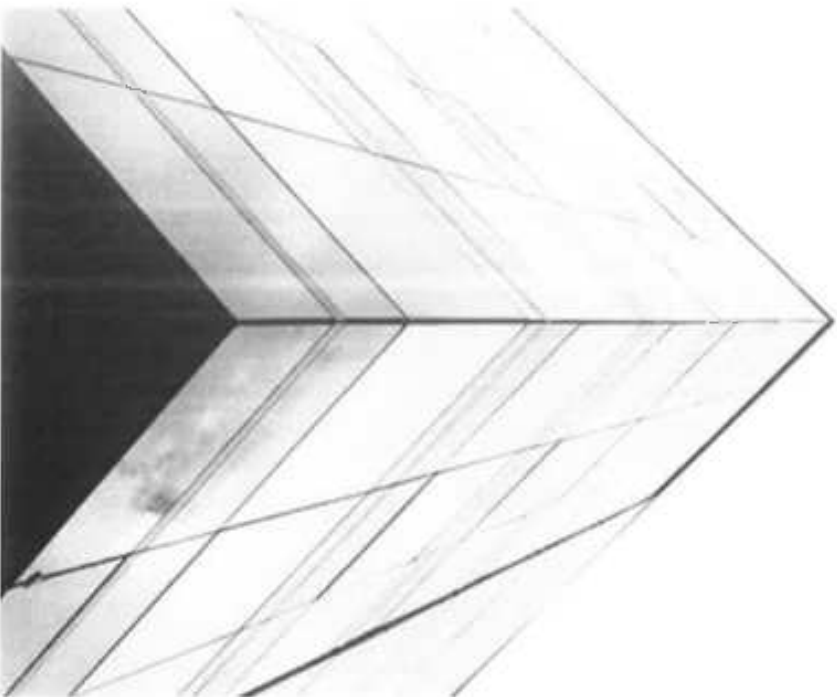
Special Assumptions:

- The International Valuation Standards (IVCS) 2022 has been deviated from the assessment criteria and in accordance with the decision of the Saudi Organization for Certified Public Accountants to implement the International Financial Reporting Standards (IFRS).
- The area of the buildings has been assumed as my estimate because the given area does not match the building permit.
- Income has been assumed according to contracts received from the client and occupancy rates for future years according to the client strategy.

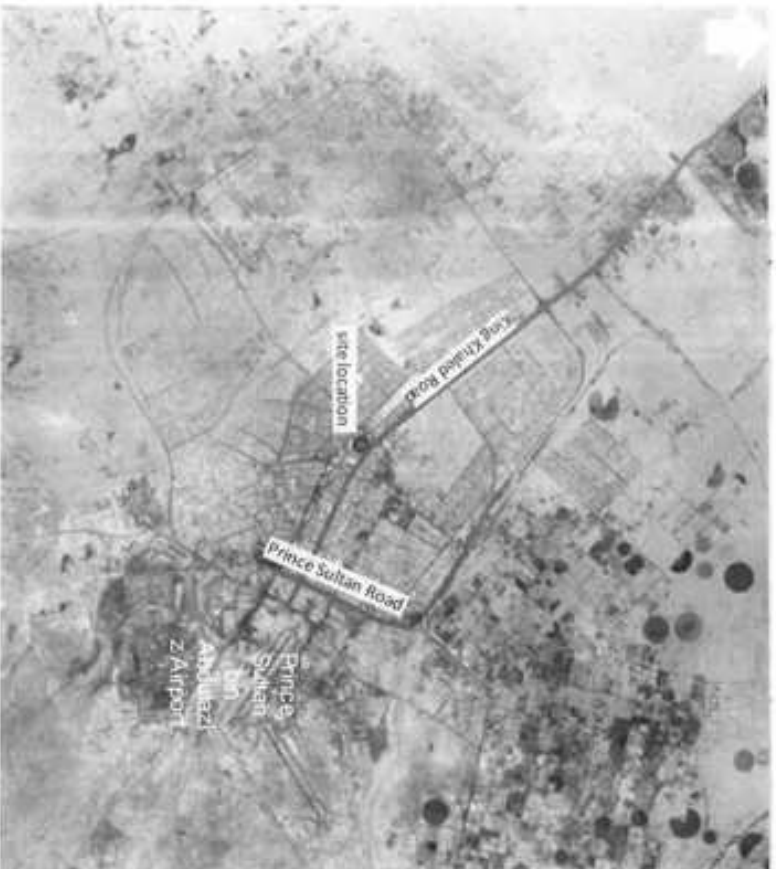
Special Assumption is an assumption that either assumes facts that differ from the actual facts existing at the valuation date or that would not be made by a typical market participant in a transaction on the valuation date. Special assumptions are often used to illustrate the effect of changed circumstances on value.

Valuation Under COVID-19 Outbreak

- The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, has impacted global financial markets.
- Travel restrictions have been implemented by many countries. Market activity is being impacted in many sectors. As at the valuation date, we* consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value.
- Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.
- Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.



A map showing the property at the city level:



Macro Location

The property is located in the city of Tabuk, which is the seat of the Emirate of Tabuk region and the largest city in northern Saudi Arabia, and around it are some of the most important monuments in the Arabian Peninsula. The Tabuk region is the northern gateway to the Arabian Peninsula, and a vital route for trade, pilgrims, and pilgrims from outside the Arabian Peninsula. It is one of the important agricultural areas in the Kingdom.

The city has many important agricultural projects that produce wheat, fruit, chicken and eggs. It is famous for its cultivation, shapes and colors of various and vast flowers and roses, and for exporting them to many near and far countries. The abundance of fertile agricultural land and the abundance of water, led the city of Tabuk to witness a distinct agricultural renaissance. The state has encouraged dozens of agricultural projects, through the support provided by the Agricultural Development Fund.

The population of the city of Tabuk, based on the results of the 2017 census, according to the General Authority for Statistics, is 551,124 people.

The property is located in the center of Tabuk city, and the property under valuation is about 8.8 km away from Prince Sultan bin Abdulaziz Airport.

The map on the left shows the location of the property under valuation at the city level.

Airmap showing the property at the district level



Micro Location

Location

- The property is located in the center of Tabuk city in the Al-Rajhi district with a mid- population density
- The property is located on King Khalid Road, and the property can be accessed by way
- The property is located in the center of Tabuk city and close to many demand generators

water drainage	phone service	water	electricity	Sanitation
✓	✓	✓	✓	✓
Shopping center	garden	girls school	boys school	Mosque
✓	✓	✓	✓	✓
municipal services	Post office	Civil defense	police	Health center
✓	✓	✓	✓	✓

USE Commercial

Coverage ratio %60

number of floors G+1 F





بوسمة
Bussma
Real Estate

Subject Property Photos



Site Location Analysis **62**

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+966 96 600 6038

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bussma.ae

بوسمة العقارات

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Property Details (Freehold Details)

ID	Description
Owner	Wabel Fund Company
Use	commercial
Plot No.	107 TO 123
Sub-Division	3176
District	Al-Madqa
Area	37,293
Coordinates	36°37'40.53" E 29°24'19.18" N
City	Tabuk
Ownership Type	Freehold
Tile Deed Info	Deed No. 250109008541 Deed Date H 14/24/30

Dimensions and street widths

Side	Dimension	Street Name	Type	Width (m)	Frontage
North	245	Street	Internal	20	4
South	100	Street	Internal	34	2
East	250	Street	Main	25	1
West	17	Street	Internal	100	3

Valuation Basis & Methodology

Cost Approach steps:

Valuation Approach

- When assessing the most appropriate methodology to value The Subject Property considering the information provided by the client, the current status of the Subject Property as well as our own analysis of the local market conditions, in determining our opinion of value we have considered applicable approach(es) & methods as follow:

The Cost Approach

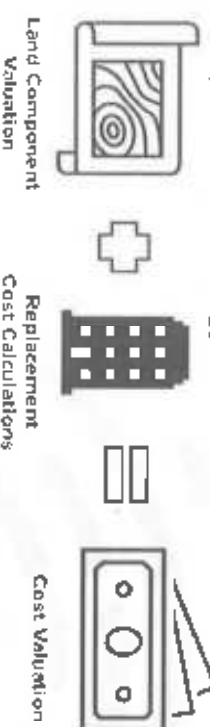
- The Cost Approach provides an indication of value by calculating the current replacement or reproduction cost of an asset and making deductions for physical deterioration and all other relevant forms of obsolescence.
- The cost approach should be applied and afforded significant weight under the following circumstances:
 - participants would be able to recreate an asset with substantially the same utility as the subject asset, without regulatory or legal restrictions, and the asset could be recreated quickly enough that a participant would not be willing to pay a significant premium for the ability to use the subject asset immediately.
 - the asset is not directly income-generating and the unique nature of the asset makes using an income approach or Cost Approach unfeasible,
 - the basis of value being used is fundamentally based on replacement cost, such as replacement value.

Replacement Cost Method

- Generally, replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset.

- Usually, replacement cost is adjusted for physical deterioration and all relevant forms of obsolescence. After such adjustments, this can be referred to as depreciated replacement cost.

Cost Approach Methodology



Key comparisons (Comparable)



Market Research Analysis (Land valuation)

- A field research was conducted for the lands surrounding the area of the property under valuation, and the details of the comparisons are as follows.

Market Research Analysis (Land valuation)

ID	Area	Price (SR/sqm)	Total Price (SR)	Offer Type
1	3,400	2,355	8,007,000	Asking - 2022
2	7000	4,000	28,000,000	Asking - 2022
3	2,478	2,800	6,938,400	Asking - 2022

- Regarding asking prices, we have found the average of asking price ranging between 2,355 - 4,000 SAR / sqm for sizes between 2,478 sqm and 3,400 sqm taking into consideration market trend, location, plot characteristics (i.e., frontages, area, streets).

- After completing the research and gathering information, we analyzed the comparable and made calculations and adjustments to arrive at the price per square meter for the property under valuation, and adjustments that were adopted in the valuation matrix.

valuation Matrix :

Description	Comp 1	Comp 2	Comp 3
Size (sqm)	3,400	7,000	2,478
Price (SAR per sqm)	2,355	4,000	2,800
Location and Physical Adjustments			
Location	%0.00	%0.00	%0.00
Size	%15.00-	%10.00-	%15.00-
frontage	%0.00	%0.00	%0.00
street	%0.00	%0.00	%0.00
USE	%0.00	%0.00	%0.00
Building permits	%0.00	%0.00	%0.00
Negotiation	%0.00	%0.00	%0.00
Final Adjusted Price (%)	%15.00-	%10.00-	%15.00-
Final Adjusted Price per sqm	2,002	3,500	2,380
Weighted (%)	%25.00	%25.00	%25.00
Result (SAR/sqm)	2670		

Land value (SAR / sqm)

2,670

Total Land value (SAR)

57,222,000

Second: Estimating the value of the buildings

Calculating the value of buildings using the cost method. The costs of buildings and construction space were estimated by visiting the site by the Basma Real Estate valuation Company and identifying the property under valuation in accordance with the indicative price guide issued by the Accredited Residents Authority. Through the foregoing, the value of the property under valuation was estimated using the cost method

Building cost estimates before depreciation

	Area (Sqpm)	Cost (SR/Sqm)	Total Building cost (SR)
BUA	45018.00	2,000.00	90,036,000
Total	45018.00		90,036,000

Basma Real Estate Valuation Company confirms that we are not Quantity surveyors and therefore we reserve the right to review and/or amend our valuation if it proves that actual construction costs of spaces differ.

Actual depreciation cost

The actual depreciation cost of any building is calculated starting from the operation of the building, and the depreciation percentage is **28.57%** for the property under valuation.

Estimating the cost of buildings after adding depreciation:

Total direct development costs		45018000	2000000	90036000
Total indirect costs				
professional expenses	%1			2,001,800
management expenses	%3			2,701,080
Levy network	%2			1,800,720
Financing cost on building for a term	2	(over 30)	% 30	2,971,760
Developers risk and profits				11,071,800
Total indirect costs of development				20,478,651
Total direct and indirect development costs				110,514,651
Depreciation				
Building age (years)	8			
Effective age (years)	10			
Remaining (years)	25			
Building Economic Age	35			
Depreciation (%)				28.57
				30,477,614.58
				78,694,036
Building Cost After Depreciation				78,694,036
Total Development Cost (Land + Building)				133,020,000.00

Income Approach

Basic of Valuation

Income Approach

- The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income cash flow or cost savings generated by the asset.

Discounted Cash Flow (DCF) Method

- Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset.
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Cash flow components:

Below are highlights of the main components of the cashflow:

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- **NPV net income:** present value of money using a discount rate.
- **Discount rate:** The discount rate of expected cash flows reflects the time value of money and the risks associated with each type of cash flow and future operations of the asset.

Opinion of Value

Our company approves the valuation below as a Fair Value, in accordance with the conditions restricted in the valuation report, and according to the assumptions mentioned in the report. This valuation is the result of an analysis of real estate data and the current real estate market.

The fair value of the land using the income method on June 30, 2022

The fair value of the property is **140,550,000 SR**

(Only one hundred forty million five hundred fifty thousand Saudi riyals)



CEO

Abdullah Al-Falaki - CEO / Manager
1210001217

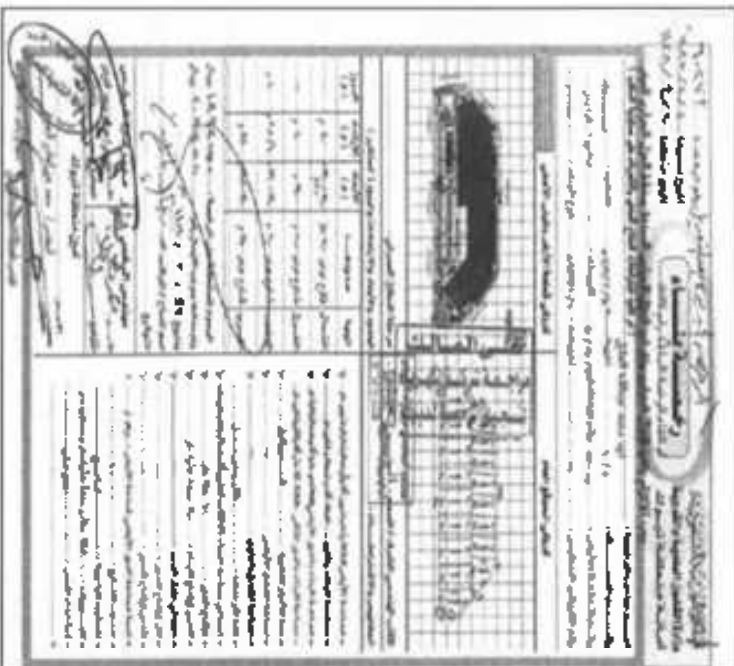


Reviewer

Mahmud Taher - Fellow / Manager
2200000047

Valuer

Essaï Omer Hiyosi / Associate Member
1210002745





Valuation Report No. 130314720221

Introduced to
Alinma REIT For Retails

30/06/2022



الجزيرة للاستثمار
alinma investment

Introduction

Based on your approval of Barcode Company on 05/10/2022, AD to evaluate 4 Malls in the Kingdom of Saudi Arabia in the city of Dammam - Riyadh - Tabuk - Hafar Al Batin for deeds No. (410123034700 - 9501040084 - 532502002325-332509008666).

Our team has completed the task after inspecting the assets and taking into our consideration all the elements affecting the value and based on the international valuation standards and the professional assets of the valuation process, in an effort to reach the value of real estate suitable for the purpose for which the valuation report was prepared. This report is a reliable testimony for the purpose for which this valuation task was carried out, noting that this report is part and parcel.

Referenced Information:

Client	Alinna REIT For Retails
Intended User	Alinna REIT For Retails
Owner	Wabil Fund Company
Purpose of the Valuation	Periodic valuation of the REIT
Effective Date	30/06/2022

Technical and legal principles

1- The capability of appraising the subject:

Barcode has competencies and qualified members who are capable of appraising this type of property, and they are fully qualified to determine the market value of the subject at the designated date. Based on that, we accepted the task.

2- Valuation Standards:

This Valuation task was carried out based on the International Valuation Standards IVS 2022 issued by the International Valuation Standards Council (IVSC), and following the recognized professional procedures and rules used in appraising real estate related assets, which are based on market analysis, comparison, and direct inspection of each property. That includes conducting market surveys as possible can to point out the merits and demerits of the subject's undervaluation.

3- Valuation Approach :

In this report, we used the income approach-discounted cash flow method to reach the value of the subject. According to the international valuation (IVS2022), the income approach is a method that indicates value by converting future cash flow to a single current value.

4--Basis of Value

The basis of value is the market value, and according to the international valuation standards (IVS2022), fair market value is the price a willing buyer would pay a willing seller in a transaction on the open market.

Technical and legal principles

5 -Inspector and Market Survey:

To conduct our valuation task and accomplish what this report initiated, we have inspected all the assets undervaluation in this report, as well as the surrounding area where these assets are located. Notably, this inspection does not include the technical examinations of any buildings among these assets.

6 -The Nature and Source of Information

In this report, the nature and source of the valuation inputs were carefully and conveniently taken from different sources that fit with the purpose of the valuation.

7-Ownership's Related Documents

We have viewed a copy of the deed, and we assume the soundness of this document. Accordingly, we assume the absence of anything that contradicts or opposes it.

8- - Based on the ownership-related documents provided by the client, we assumed that there is no sort of religious or regulatory restriction that constrain the transferring of ownership or the use of it for any commercial purposes.

9- The legal Use of the Property According to the Municipality:

According to Barcode's team, they found that there are no restrictions, conditional use, or any regulations that negatively affect the property in the area where the assets undervaluation are located. And the current use of the lands is: mix-used (Residential/Commercial-Office)

Technical and legal principles

10- insurance:

We do not received an insurance document from the client.

11-Responsibility and Independance:

We consider this valuation report in which we maintain the principles of impartiality, transparency, and professionalism, without external influence from any party whatsoever.

12- Intellectual property and reuse:

This report is the form and content of the intellectual property of Barcode Company, and no party – this includes the applicant (client), and the beneficiary of the report - may republish all or some parts of the report without obtaining the written consent of the company.

13- Confidentiality:




The report has been drafted upon request and for a consultative purpose. Therefore, we realize how extremely important for the clientele to maintain high secrecy of the data and results of the report confidential. We abide by that and will not further reproduce the data of the client " explicitly" outside this report. All the data in the report belong solely to the client and the beneficiaries identified in this report. And no other party is entitled to access it.

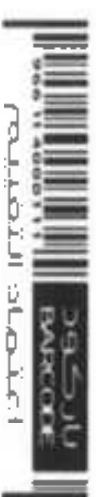
14-Environmental Examination and Soil Testing:

No documents related to the environmental examination of the lands on which the assets under valuation are located have been viewed. Therefore, we must disclose that we are not aware of any environmental problems related to the soil and its internal composition. Therefore, we must draw your attention to that.

Valuation Team Member

The members of the work team have previous experience of such work and hold appraisal approvals from the competent authorities, and they have sufficient experience in the regions and real estate categories for the properties that have been appraised. They also acknowledge that they have the ability to prepare the report without any difficulties in accordance with the requirements of international valuation standards, and their names are as follows:

Membership ID	Membership Type	Signature
Aboulkareem Mohammed Abanmi 1210000001	Followship – Real Estate	
Bassam Abduwahid Alhuthaif 1220000056	Temp. Member – Real Estate	
Moawedh Asiri 1210000134	-	
Hassan Daghiri Analyst	-	



Executive Summary

Client	Alinma REIT For Retails
Intended User	Alinma REIT For Retails
Purpose of the Valuation	Periodic valuation of the REIT
Approach and Method of the Valuation	Income Approach-Discounted Cashflow
Market Value of the Properties	Al-Makan Mall – Riyadh (281,750,000) Al-Makan Mall – Dwardmi (108,250,000) Al-Makan Mall – Tabouk (139,500,000) Al-Makan Mall – Haftr Albatin (355,000,000)
Approval Received in	2022/06/08
Inspection Date	2022/06/09
Effective Date	2022/06/30
Basis of Value	Market Value
The Grand Total of the Properties (Numeric)	884,501,000 SR
The Grand Total of the Properties (Written)	Eight Hundred Eighty-Four Million Five Hundred Thousand

Properties Map

Eastern Region

Hafer Albatin
Al-Makan Mall

Middle Region

Riyadh
A.-Makan Mall
Dawadmi
Al-Makan Mall

Northern Region

Tabuk
Al-Makan Mall



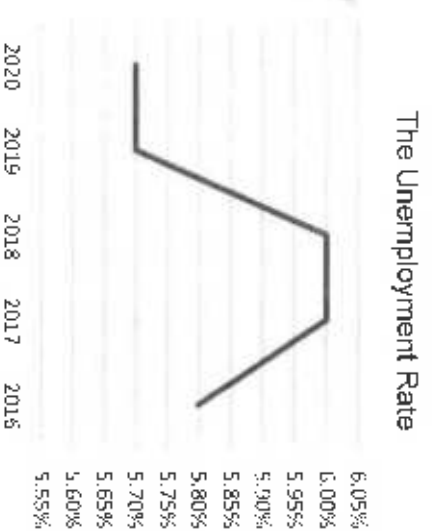
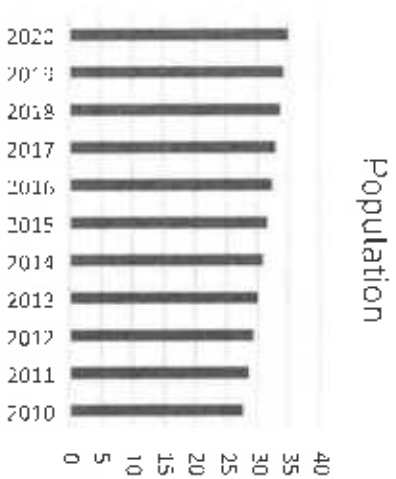
Market Analysis

Market Overview

The Kingdom of Saudi Arabia is witnessing significant growth in the residential and commercial sectors generally. This is due to several factors, including the new partnerships undertaken by the Kingdom's government, represented by the PPP, in addition to the Kingdom's national transformation plan as it strives to achieve the Kingdom's 2030 vision. Another important factor is the modern urban planning that the Kingdom has begun to implement in several major cities.

One of the factors that led to the growth of the real estate sectors in the Kingdom is the population growth in the few recent years, where the population has reached nearly 35 million, according to the statistics of the Saudi Statistics Authority. This led to a rise in the demand for the residential sector as well as a notable growth in the retail sector.

With the Kingdom's reliance on non-oil sectors such as the real estate sector, for example, as the second economic engine of the Kingdom and one of the most prominent growing sectors in recent years, the Kingdom's domestic product is expected to continue its positive rise in the next five years, according to the International Monetary Fund.



SOURCE Saudi Statistics Authority

Market Analysis (Malls)

Commercial Sector:

The following table is a summary of the recent sales that took place within the last few years documented on TADAWUL, giving that most of these retails/malls are acquired by REITs funds.

Asset	Location	Acquisition Cost	NOI	Cap. Rate	Occupancy	Note
	Boulevard - Riyadh	320,000,000	29,300,000	%9.16	%97	Acquired by JADWA in 2021
	Aldan Walk - Knobb	345,000,000	25,000,000	%7.25	%100	Acquired by SEDCO REIT in 2018
	Al-Andalus Mall	1,147,279,000	92,396,115	%8.05	%95	Acquired by Ahi REIT in 2017
	Al-Rahid MEGA Mall - Jazan	505,500,000	32,824,933	%6.49	-	Acquired by Bunian REIT
	Al-Rahid Mall Abha	372,000,000	34,583,966	%15.49	%90	Acquired by Bunian REIT
	Al-Rahid Mall - Jazan	206,000,000	15,646,293	%7.60	-	-

Market Analysis for the Retails (Malls)

The following table is a market survey of the rent rate per meter square (Malls)

Type	Ground Floor	First Floor
Showrooms	3200-10000	2700-5500
Food-Court	-	-2500-3000
Movie Theatre	-	1200-10000
Supermarkets	600-450	-

The area and the location are significant to determine the rent rate.

Source: Market Survey

The Properties



Al-Makan Mall - Riyadh

Al-Makan Mall - Riyadh

Al-Makan Mall - Riyadh

1	Property Type	Mall
2	Land Area	37,293.00
3	Valuation Approach	Income Capitalization Approach



Al-Makan Mall - Riyadh

Executive Summary

Below you will find a summary of our opinion on the value of the property, as we confirm that we have carried out the necessary research and obtained the necessary information to carry out this valuation. For more, we hope that you will review the entire report, as the report is a part and parcel:

Report Summary

Client	Ainma REIT For Retail's
Intended User	Ainma REIT For Retail's
Purpose of the valuation	Periodic valuation of the REIT
Property Address	Riyadh, Al-Malqa District, Plan No. 3176, Plot No. 5
Property Type	Mall
Land Area	m2 37,293.00
Owner	Wabi. Fund Company
Deed No.	410123034700
Deed Issuance Date	1439/09/20 H
Type Of Ownership	Fee simple
Basis of Value	Market Value
Valuation Standards	International Valuation Standards (IVS) translation of the Saudi Authority for Accredited Valuers (Taqeem) - 2022
Valuation Approach	Income Capitalization Approach
Approval Received	2022 / 06 / 08
Inspection Date	2022 / 06 / 09
Valuation Effective Date	2022 / 06 / 30
Property Value (Numeric)	281,750,949 SR
Property Value (Written)	Two Hundred Eighty-One Million Seven Hundred Fifty Thousand nine Hundred Forty-Nine
Property Value Rounded (Numeric)	281,750,000 SR
Property Value Rounded (Written)	Two Hundred Eighty-One Million Seven Hundred Fifty Thousand Saudi Riyal

Important Matters Were Taken into Consideration

Although the mall is old, yet the condition is looking good, and its located in an excellent area. And its quit notable th effort has been made by the management to maximize the revenue.

The occupancy rate is restable., and it seems that its going to increase within time.

SWOT Analysis

Strengths

The property is well located in a legitimate area

The cuarity and design of the property is excellent and modern.

The existcnce of Bowling center, Sky zone, and the kids football academy have significantly increased the number of the victors to the mall.

Opportunities

Attracting one of the anchors

Weakness

The property is not located on a major road

Threats

An increase of similar malls in Riyadh

The Assumptions and Extraordinary Circumstances

According to the definition of the International Valuation Standards, "Assumptions are logical matters that can be accepted as facts in the course of valuation work without being specifically checked or scrutinized, and they are accepted as soon as they are stated. These assumptions are necessary to understand the valuation or advice provided. The extraordinary assumptions are assumptions that differ from the actual facts, existing at the valuation date, or those not assumed by a typical market participant in a transaction at the valuation date."

In this report, the following assumptions were made:

1. The correctness of the financial information provided by the client regarding the total income of the property, which is 22,095,993 riyals
2. We also assumed the ability of the new administration to raise the total income resulting from leasing the property, while raising the current occupancy rates, which represent 93%, and working to raise the current rental meter and signing new contracts, and raising the value of the current contracts during renewal.
3. We assumed the following occupancy rates: the first year 93%, the second year 96%, the subsequent years 100%
4. The validity of the data provided by the client regarding the start and end dates of the contracts for the tenants.
5. The lessor shall bear all maintenance and operating expenses.
6. There are some expired contracts for tenants and re-renewal has been assumed.

Property Information

Property Information

Property Type

Mall

Ownership Information

Owner

Wabil Fund Company

Owner ID

1010929653

Deed No.

410123034700

Deed Issuance Date

1439/09/20

Building Permits No.

-

Building Permits Date

-

Property Location

Country

Kingdom of Saudi Arabia

Region

Riyadh

City

Riyadh

Location

Withing the Range

District

Al-Malga

Plan Name

-

Plan No.

3176

BLK N.

43

Parcel No.

5

Coordinates

N24.79092 E46.61191

Land Details

Land Use According to Authorities

Commercial

Land Area According to the Deed

m2 37,293,00

Land Shape

Regular

Topography

Flat

Surrounding Lots

Built

Boundaries

Side	Length	Boundary	Street Width	Street Name
North	185.07m	Street	15m	-
South	185.07m	Street	15m	-
East	201.05m	Street	20m	-
West	201.5m	Street	60m	-



Building and Finishings

Building Type	Concrete	Basement	1
Building Condition	Good	Ground Floor	1
Vacancy	Occupied	Mezzanine	0
Use	Commercial	Repetitive Floors	1
Effective Age (Building Permitt)	7 Years	The Quality of the Finishings	Excellent
No. of Floors	2	Ceiling	Painting + Gypsum
Air Conditioning	Split units + Central	Flooring	-

Remaining Build/ Finishings Work

Completion Progress

%100

Property Photo



Property Photo



Aerial Photo



An arial photo of the property (City wise)



An arial photo of the property (Neighborhood wise)

Value Estimation

Value By Income Approach- Discounted Cashflow

A field survey was conducted for the current market prices and the direction of rental prices for similar properties located in the area of the property to be valued, and to know the average rate of return on investment, the vacancy rates, within the range, and analyzing the financial data of the subject under valuation, in order to determine the market value of the property.

Accordingly, the value of the property was estimated as following :

- The rentable space for mall is (21,043.5 m2)
- The potential gross income is (22,095,993 riyals)
- The total expenses were estimated to be 10%
- We assumed the following occupancy rates: the first year 93%, the second year 96%, the subsequent years 100%
- Cap. Rate: we assumed 7.5%
- Discount Rate: we assumed 10%
- We assumed 5% growth rate from the second year
- Value assumption: current use.

Value Estimation



Cap. Rte		Discount Rate
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5%75

5%10

Cashflow Date	2022	2023	2024	2025	2026	
---------------	------	------	------	------	------	--

Period	1	2	3	4	5	reversion
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Cashflow	18,494,346	19,090,937	20,880,713	21,924,749	23,020,986	—
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Reversion Value			--			204,203,163
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Present Value	16,813,042	15,777,635	15,687,989	14,974,899	14,294,221	—
---------------	------------	------------	------------	------------	------------	---

Property Value						28,750,949
----------------	--	--	--	--	--	------------

Property Value						
-----------------------	--	--	--	--	--	--

Numeric						28,750,949
---------	--	--	--	--	--	------------

Written	Two Hundred Eighty-One Million Seven Hundred Fifty Thousand nine Hundred Forty-Nine					
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Al-Makan Mall – Dwadmi

Al-Makan Mall - Dwadmi

Al-Makan Mall

1	Property Type	M.s.l
2	Land Area	7p 77,678.00
3	Valuation Approach	Income Approach-Discounted Cashflow



Al-Makan Mall - Dwadmi

Executive Summary

Below you will find a summary of our opinion on the value of the property, as we confirm that we have carried out the necessary research and obtained the necessary information to carry out this valuation. For more, we hope that you will review the entire report, as the report is a part and parcel

Report Summary

Client	Alimma REIT For Retailis
Intended User	Alimma REIT For Retailis
Periodic valuation of the REIT	Purpose of the Valuation
Property Address	Dawadmi, Al Rayyan District, Plan No. 960 Plot No. 248/m
Property Type	Mall
Land Area	72,678.00 M ²
Owner	Ministry of Municipal and Rural Affairs
Deed No.	NA
Deed Issuance Date	NA
Type Of Ownership	Leasehold
Basis of Value	Market Value
Valuation Standards	International Valuation Standards (IVS) translation of the Saudi Authority for Accredited Valuers (Taqeem) - 2022
Valuation Approach	Income Approach- Discounted Cashflow
Approval Received	2022 / 06 / 08
Inspection Date	2022 / 06 / 09
Value Effective Date	2022 / 06 / 30
Property Value (Numeric)	108,232,926 SR
Property Value (Written)	One Hundred Eight Million Two Hundred Thirty-Two Thousand Nine Hundred Twenty Seven Saudi Riyal
Property Value Rounded (Numeric)	108,250,000 SR
Property Value Rounded (Written)	One Hundred Eight Million Two Hundred Fifty Thousand Saudi Riyal

Note: The beginning of the lease contract 1/11/1433 AH & the end of the contract 1/11/1458 AH - The number of years remaining for the lease contract for the period of 15 years, and the value of the annual land rent is (650,000 Riyals)

The Assumptions and Extraordinary Circumstances

According to the definition of the International Valuation Standards, "Assumptions are logical matters that can be accepted as facts in the course of valuation work without being specifically checked or scrutinized, and they are accepted as soon as they are stated. These assumptions are necessary to understand the valuation or advice provided. The extraordinary assumptions are assumptions that differ from the actual facts, existing at the valuation date, or those not assumed by a typical market participant in a transaction at the valuation date."

In this report, the following assumptions were made:

- 1- We assumed the validity of the information provided by the client regarding the potential gross income, which is 17,441,403 riyals.
- 2- We assumed the ability of the new administration to raise the total income resulting from renting the property, as well as raising the current occupancy rates, which represent 55%, which is a low percentage and may affect the value of the property if the rental problem in the property is not resolved. We also assumed the management's ability to raise the price of the current rental meter, sign new contracts, and raise the value of existing contracts during renewal.
- 3- Occupancy rates were assumed as follows:
40% for the first year, 55% for the second year, 65% for the third year, 75% for the fourth year, and 80% for the fifth year
Occupancy rates: 40% for the first year, 60% for the second year, 80% for the third year, 85% for the fourth year, and 90 % for the fifth year, 95% for the sixth year, and then 95% for subsequent years.

Property Information

Al-Makan Mall - Dwadmi

Property Type	Mall
Owner	NA
Owner ID	NA
Deed No.	NA
Deed Issuance Date	NA
Building Permit	-
Building Permit Issuance Date	-
Owner	-
Seq. Np.1	-
Seq. Np. 2	-
Survey No.	-

Property Address

Saudi Arabia
Riyadh
Dawadmi
Within the range

Property Information

Property Information

Property Type

Mall

Ownership Information

Owner

Wabil Fund Company

Owner ID

1010929653

Deed No.

410123034700

Deed Issuance Date

1439/09/20

Building Permits No..

Building Permits Date..

Property Location

Country

Kingdom of Saudi Arabia

Region

Riyadh

City

Dawadmi

Location

Withing the Range

District

Al Rayyan

Plan Name

Plan No.

960

BLK N.

43

Parcel No.

m/248

Coordinates

N24.54407 E44.4A001

Land Details

Land Use According to Authorities

Commercial

Land Area According to the Decd

72,678.00 m²

Land Shape

Regular

Topography

Flat

Surrounding Lots

Built

Boundaries

Side	Length	Boundary	Street Width	Street Name
North	229.64 m	Street	20 M	-
South	219.85 m	Street	50 M	-
East	364.03 m	Street	28 M	-
West	297.39 m	Street	20 M	-



Building and Finishings

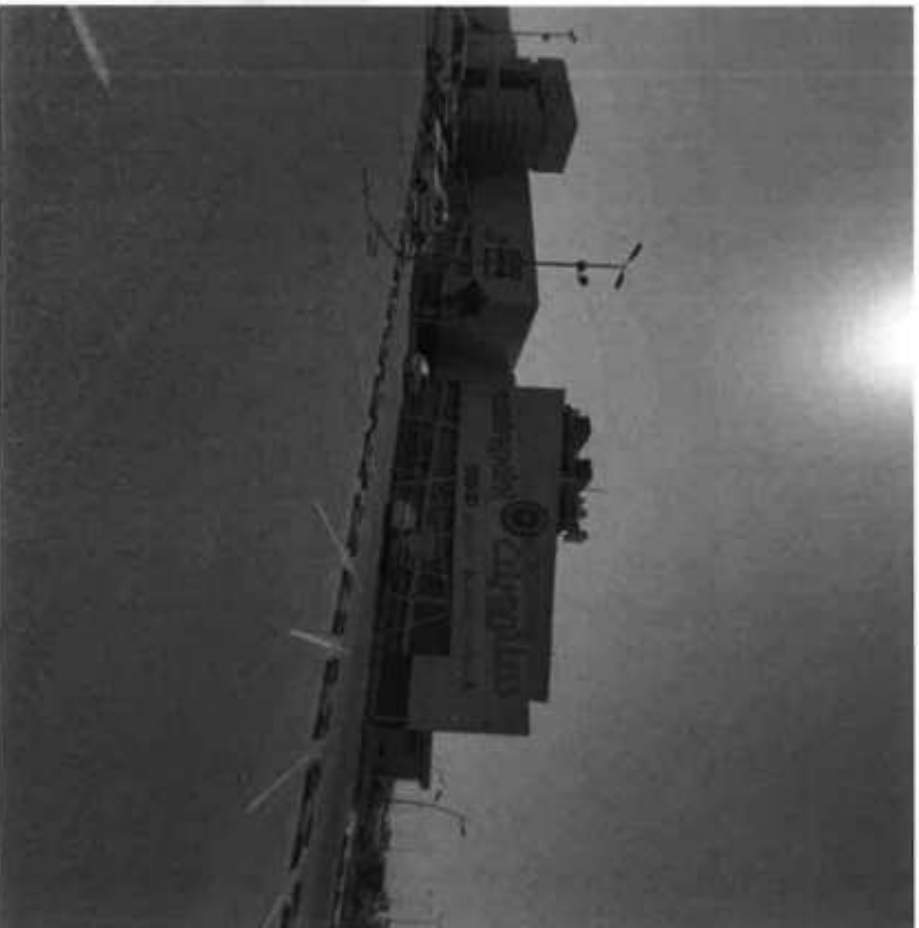
Building Type	Concrete	Basement	0
Condition	Very Good	Ground Floor	1
Building Vacancy Rate	Occupied	Mezzanine	0
Use	Commercial	Repetitive Floor	1
Effective Age (Building Permit)	7 Years	Finishings Quality	Excellent
No. of Floors	2	Ceilings	Paint - Gypsum
Air Conditioning Type	Split units + Central	Flooring	

Remaining Build/ Finishings Work

Completion Progress

%100

Property Photo



Property Photo



Value Estimation



Value By Income Approach- Discounted Cashflow DCF

A field survey was conducted for the current market prices and the direction of rental prices for similar properties located in the area of the property to be valued, and to know the average rate of return on investment, the vacancy rates, within the range, and analyzing the financial data of the subject under valuation, in order to determine the market value of the property.

Accordingly, the value of the property was estimated as following :

- The rental's rental area (33,567.1 m) according to the information provided by the client
- The potential gross income is (17,441,433.90 riyals)

The total expenses were estimated to be 13%, including land lease (650,000 SR as mentioned on the lease contract provided by the client)

Occupancy rates were assumed as follows:

45% for the first year, 55% for the second year, 65% for the third year, 75% for the fourth year, and 80% for the fifth year
Occupancy rates: 40% for the first year, 60% for the second year, 80% for the third year, 85% for the fourth year, and 90 % for the fifth year, 95% for the sixth year, and then 95% for subsequent years.

- Discount rate: 9%

- Remaining lease term for the land: 15 years

Value assumption: current use.

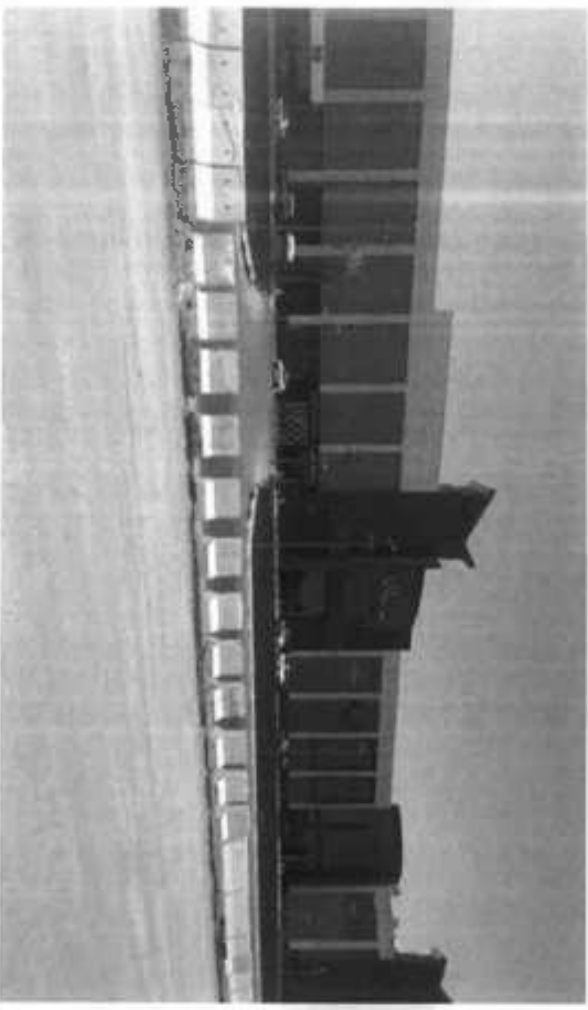


Al-Makan Mall - Tabouk

Al-Makan Mall - TABOUK

A-Makan Mall - TABOUK

1	Property Type	Mall
2	Land Area	m ² 21,728.13
3	Vacation Approach	Neonic Capitalization Approach



Al-Makan Mall - Tabouk

Valuation Summary

Below you will find a summary of our opinion on the value of the property, as we confirm that we have carried out the necessary research and obtained the necessary information to carry out this valuation. For more, we hope that you will review the entire report, as the report is a part and parcel:

Valuation Summary	
Client	Alinma REIT For Retail
Intended User	Alinma REIT For Retail
Periodic valuation of the REIT	Purpose of the Valuation
Property Address	Tabouk, Al Rajhi, Plan 157/38/T, Plot 107 to 123
Property Type	Mall
Land Area	m ² 21,428.13
Owner	Wabil Fund Company
Deed No.	950104008455
Deed Issuance Date	1439/09/01
Ownership Type	Fee Simple
Basis of Value	Market Value
Valuation Standards	International Valuation Standards (IVS) translation of the Saudi Authority for Accredited Valuers (Taqeem) - 2022
Valuation Approach	Income Capitalization Approach
Approval Received	2027 / 06 / 08
Inspection Date	2022 / 06 / 09
Value Effective Date	2022 / 06 / 30
Property Value (Numeric)	139,411,552 SR
Property Value (Written)	-One Hundred Thirty-nine Million Four Hundred Eleven Thousand Five Hundred Fifty-two
Property Value Rounded (Numeric)	139,500,000
Property Value Rounded (Written)	One Hundred Thirty-nine Million Five Hundred Thousand

Important Matters Were Taken into Consideration

Although the mall is old, yet the condition is looking good, and its located in an excellent area. And its quit notable th effort has been made by the management to maximize the revenue.
The occupancy rate is low, and it seems that its going to increase within time.

SWOT Analysis

Strengths

The property is well located on a major road.
The quality and design of the property is excellent and modern.

Weakness

The management couldn't increase the occupancy rate.

Opportunities

Attracting one of the anchors

Threats

An increase of similar malls in the same area

The Assumptions and Extraordinary Circumstances

According to the definition of the International Valuation Standards, "Assumptions are logical matters that can be accepted as facts in the course of valuation work without being specifically checked or scrutinized, and they are accepted as soon as they are stated. These assumptions are necessary to understand the valuation or advice provided. The extraordinary assumptions are assumptions that differ from the actual facts, existing at the valuation date, or those not assumed by a typical market participant in a transaction at the valuation date."

In this report, the following assumptions were made:

- 1- The value that has been reached assuming that the owner will redevelop the mall according to the letter provided by the customer, and it is as follows:
Ground floor:
Restaurants and beverages area with an area of 2,934.90 m²
A supermarket with an area of 1,898.47 m²
An area for Food Trucks with an area of 532.44 m²
Shops area (for the retail sector) with an area of 3,365.34 m²
first round:
Restaurants and beverages area with an area of 3,729.7 m²
Shops area (for the retail sector + Anchors) with an area of 5,192.84 m²
- 2- We assumed the following occupancy rates (after the redevelopment process is completed):
First year: 30%, second year: 40%, third year: 50%, fourth year: 60%, fifth year: 75%
- 3 - We assume the accuracy of the data received by the client regarding the expected total income, which is 20,644,825 riyals
- 4 - We also assumed the ability of the new administration to raise the total income resulting from renting the property, while raising the current occupancy rates, which represent 4%, which is a very low percentage, and working to raise the price of the current rental meter and signing new contracts, and raising the value of Existing contracts during renewal.

Property Details

Property Details

Property Type

Mall

Ownership Information

Owner
Owner ID
Deed No.
Deed Issuance Date
Building Permit
Building Permit Date

Wabil Fund Company
1010929653
950104008455
1439/09/01

Property Location

Country
Region
City
Location
District
Plan Name
Plan Number
BLK
Parcel No.
Coordinates

Kingdom of Saudi Arabia
Tabouk
Tabouk
Within the Range
Al-Rajhy District
--
□ / 157 / 38
Parcel 107 to 123
N28.40533 E36.54514

Land Details

Land Use According to Authorities

Commercial

Land Area According to the Deed

21.428.13m²

Land Shape

Regular

Topography

Flat

Surrounding Parcels

Built

Boundaries				
Side	Length	Boundary	Street Width	Street Name
North	24.5m then shifts 72m	Street	20 m	-
South	34 m and then breaks 73 m	Street	m 20	-
East	250 m	Street	100 m	-
West	17 m then shifts 196.9 m	Street	25 m	-



Building and Finishings

Building Type	Concrete	Basement	1
Building Condition	Very Good	Ground Floor	1
Vacancy	Occupied	Mezzanine	0
Use	Commercial	Repetitive Floors	1
Effective Age (Building Permit)	7 Years	The Quality of the Finishings	Good
No. of Floors	2	Ceiling	Painting + Gypsum
Air Conditioning	Split units + Central	Flooring	-

Remaining Build/ Finishings Work

Completion Progress

%100

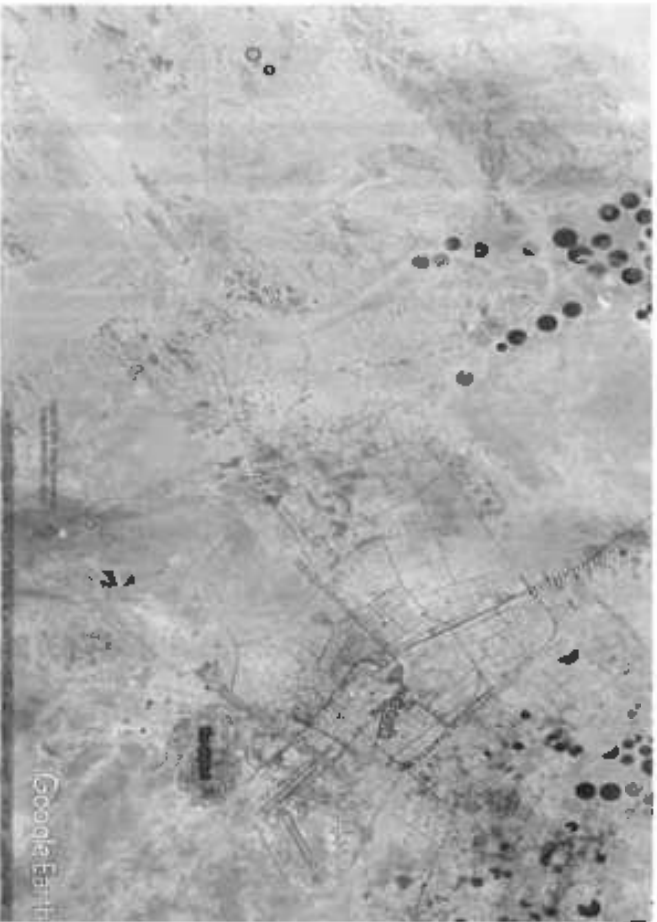
Property Photo



Property Photo



Aerial Photo



An aerial photo of the property (City wiscon)



An aerial photo of the property (Neighborhood wiscon)

Value Estimation

Value By Income Approach- Discounted Cashflow

A field survey was conducted for the current market prices and the direction of rental prices for similar properties located in the area of the property to be valued, and to know the average rate of return on investment, the vacancy rates, within the range, and analyzing the financial data of the subject under valuation, in order to determine the market value of the property.

Accordingly, the value of the property was estimated as following :

- The rentable space for the mall (21,043.5 m²) according to the information provided by the client.
- Total income for the mall (20,644,825.60 SR)
- The total expenses were estimated to be 10%

We assumed the following occupancy rates (after the redevelopment process is completed):

-first year: 30%, second year: 40%, third year: 50%, fourth year: 60%, fifth year: 75%

- Cap. Rate: we assumed 8.5%

- Discount Rate: we assumed 11%

- We assumed 2.5% growth rate from the second year

- Value assu. option: current use.

Value Estimation

Cap. Rate

Discount Rate

5.5

11%

Cashflow Date	2022	2023	2024	2025	2026	
Period	1	2	3	4	5	reversion
Cashflow	5,574,103	7,432,137	9,522,425	11,712,584	15,006,747	reversion
Reversion Value	--					104,773,817
Present Value	5,021,714	6,032,089	6,962,716	7,715,442	8,905,774	--
Property Value						139,411,553

Property Value

Property Value Rounded (Written)

139,411,553 SR

Property Value Rounded (Written)

One Hundred Thirty-nine Million Four Hundred Eleven Thousand Five Hundred Fifty-three



Al-Makan Mall – Hafr Albatin

Al-Makan Mall – Hafr -Al-Batin

Al-Mkan Mall – Hafr Al-Batin

1	Property Type	Mall
2	Land Area	m2 127,000.00
3	Valuation Approach	Income Approach – Direct Cashflow



Al-Makan Mall – Hafir- Al-Batin

Valuation Summary

Below you will find a summary of our opinion on the value of the property, as we confirm that we have carried out the necessary research and obtained the necessary information to carry out this valuation. For more, we hope that you will review the entire report, as the report is a part and source:

Valuation Summary

Client	Ajman REIT For Retailis
Intended User	Ajman REIT For Retailis
Periodic valuation of the REIT	Purpose of the Valuation
Property Address	Hafir Al-Batin, Al-Rayyan District, Plan No. 138 / H, Plot No. 1 - 2
Property Type	Mall
Land Area	m ² 127,000,00
Owner	Wabi. Fund Company
Deed No.	332509008666-532502002325
Deed Issuance Date	1439/11/10 – 1439/09/22
Type Of Ownership	Fee-simple
Ownership Type	Fee Simple
Basis of Value	Market Value
Valuation Standards	International Valuation Standards (IVS) translation of the Saudi Authority for Accredited Valuers (Ilaqem) - 2022
Valuation Approach	Income Capitalization Approach
Approval Received	2022 / 06 / 08
Inspection Date	2022 / 06 / 09
Value Effective Date	2022 / 06 / 30
Property Value (Numeric)	354,601,787 SR
Property Value (Written)	Three Hundred Fifty-four Million Six Hundred One Thousand Seven Hundred Eighty-seven
Property Value Rounded (Numeric)	355,000,000 SR
Property Value Rounded (Written)	Three Hundred Fifty-five Million Riyal

The Assumptions and Extraordinary Circumstances

According to the definition of the International Valuation Standards, "Assumptions are logical matters that can be accepted as facts in the course of valuation work without being specifically checked or scrutinized, and they are accepted as soon as they are stated. These assumptions are necessary to understand the valuation or advice provided. The extraordinary assumptions are assumptions that differ from the actual facts, existing at the valuation date, or those not assumed by a typical market participant in a transaction at the valuation date."

In this report, the following assumptions were made:

- 1 - We assumed the following occupancy rates):
First year: 55%, second year: 75%, third year: 85%, fourth year: 90%, fifth year: 90%
- 2- We assume the validity of the data provided by the client regarding the total income, which is 34,805,824 rivals
- 3- We also assumed the ability of the new administration to raise the total income resulting from leasing the property, while raising the current occupancy rates, which represent 55%, and working to raise the current rental meter and sign new contracts, and raise the value of the current contracts during renewal.

Property Details

Property Details

Property Type

Mall

Ownership Information

Owner

Wabil Fund Company

Owner ID

1010929653

Deed No.

332509008666-532502002325

Deed Issuance Date

1439/11/10 - 1439/09/22

Building Permit

Building Permit Date

Property Location

Country

Kingdom of Saudi Arabia

Region

Hafr Al-Batin,

City

Hafr Al-Batin,

Location

District

Al-Rayyan

Plan Name

--

Plan Number

H /138

BLK

Parcel No.

1 - 2

Coordinates

N28.35786 E45.96112

Land Details

Land Use According to Authorities

Commercial - Residential

Land Area According to the Deed

m² 127,000.00

Land Shape

Regular

Topography

Flat

Surrounding Parcels

Built

Boundaries				
Side	Length	Boundary	Street Width	Street Name
North	ρ254	Street	30 m	-
South	ρ254	Street	30 m	-
East	ρ500	Street	60 m	-
West	500	Parking lots	25 m	-



Building and Finishings

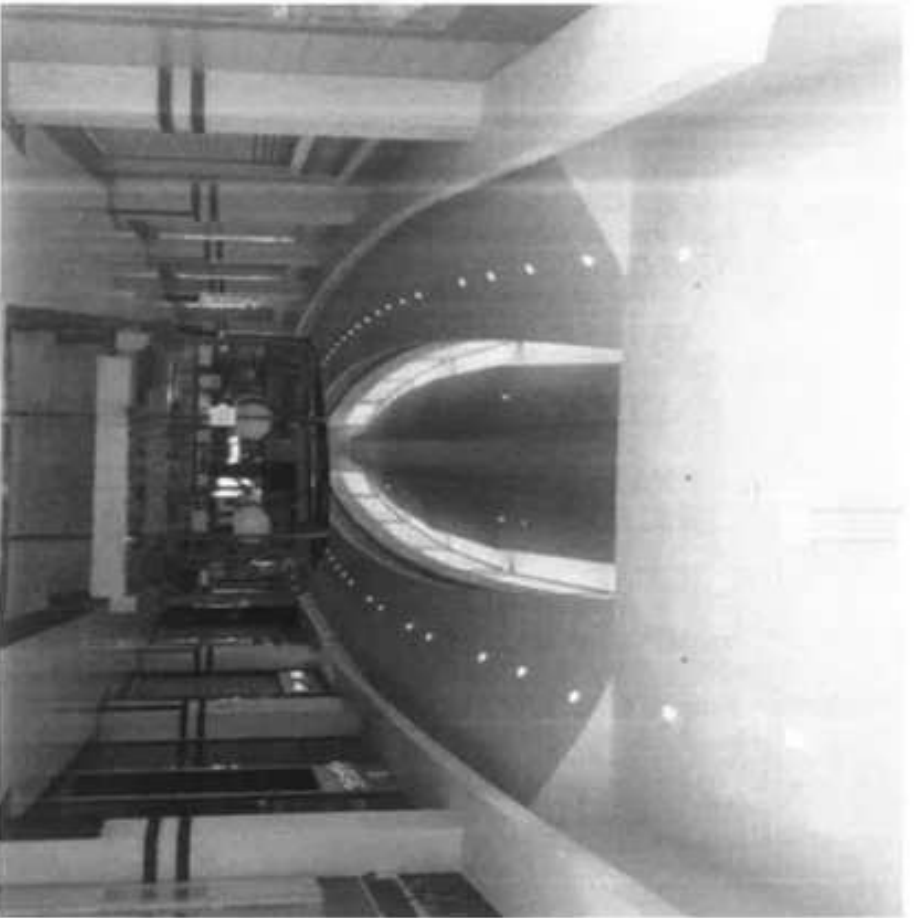
Building Type	Concrete	Basement	0
Building Condition	Very Good	Ground Floor	1
Vacancy	Vacant	Mezzanine	0
Use	Commercial	Repetitive Floors	1
Effective Age (Building Permit)	7 Years	The Quality of the Finishings	Good
No. of Floors	2	Ceiling	Painting + Gypsum+ Ceramic
Air Conditioning	Split units + Central	Flooring	-

Remaining Build/ Finishings Work

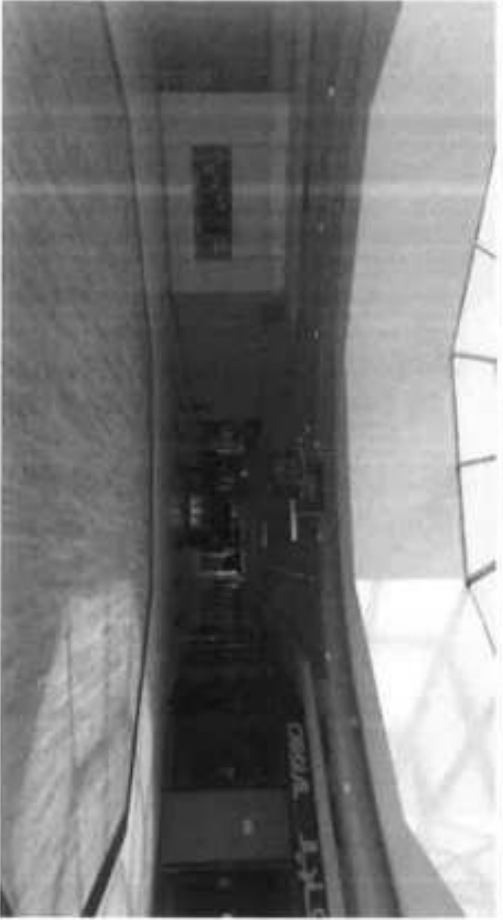
Completion Progress

%100

Property Photo



Property Photo



Aerial Photo



An arial photo of the property (City wise)



An arial photo of the property (Neighborhood wise)

Value Estimation

Value By Income Approach- Discounted Cashflow

A field survey was conducted for the current market prices and the direction of rental prices for similar properties located in the area of the property to be valued, and to know the average rate of return on investment, the vacancy rates, within the range, and analyzing the financial data of the subject under valuation, in order to determine the market value of the property.

Accordingly, the value of the property was estimated as following :

- The rentable space for the mall (62,150.33 m);according to the information provided by the client.
- Total income for the mall (34,805,824 SR)
- The total expenses were estimated to be 10%
- We assumed the following occupancy rates):
First year: 55%, second year: 75%, third year: 85%, fourth year: 90%, fifth year: 90%
- Cap. Rate: we assumed 7.5%
- Discount Rate: we assumed 10%
- We assumed 3.5% growth rate from the second year
- Value assumption: current use.

Value Estimation

Cap. Rate

Discount Rate

%7.5

%10

Cashflow Date	2022	2023	2024	2025	2026	
Period	1	2	3	4	5	
Cashflow	17,228,883	23,493,931	27,558,381	30,200,744	31,257,770	reversion
Reversion Value			--			258,781,544
Present Value	15,662,621	19,416,472	20,705,020	20,627,514	19,408,616	--
Property Value						354,601,787

Property Value

Property Value Rounded (Numeric)

354,601,787

Property Value Rounded (Written)

Three Hundred Fifty-four Million Six Hundred One Thousand Seven Hundred Eighty-seven

Conclusion

At the end of the report, we would like to assure you that:

- The analysis and conclusions are limited only to the stated assumptions and circumstances.
- Barcode evaluators have no interest in the evaluation.
- The evaluators have all the necessary qualifications to prepare this report.
- There is the necessary experience of the work team in this type of assessment.
- The sites were reviewed by the Barcode team.

We are confident that we have conducted the assessment in accordance with international assessment standards,

If you have any questions, please contact us through one of the addresses below.

Riyadh:

University St. intersection with Uthman bin Affan Rd.

Jeddah:

Prince Sultan St., north of the history Roundabout

Eastern Region:

Khobaer – Prince Faisal bin Fahad St. (Pepsi St.)

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