

4th Quarter 2022

Objective of the Fund				
The principal investment objective of the Fund is to invest in income generating real estate assets primarily within the Kingdom of Saudi Arabia and distribute at least 90% of the Fund's net profit annually to the unitholders. The Fund may invest in under construction assets bearing in mind that at least 75% of the Fund's total assets value shall be invested in developed real estate qualified to generate periodic rental income. Further, the Fund will not invest in vacant lands.				
Fund Information				
Fund Size	1,180,000,000			
Initial Offering	354,000,000			
In-kind Investment	826,000,000			
Initial Unit Price	10			
Unit price as of 29/12/2022G	4.9			
Number of Units	118,000,000			
Listing Date	06/08/2018			
Number of Assets	4			
Risk level	Medium to High			
Fund Tenor	99 Years			
Management fee	0.75% of net assets Value			
Borrowing percentage of the fund's total assets value, exposure period, and maturity date	Non			
Dividend Policy	Minimum 90% of net income			
Dividend distribution Frequency	At least once a year			
Valuation Frequency	Twice a year			
Distribution of previous sale or rent proceeds distributions to the corresponding quarter of the previous year (not applicable)				
Dividend Distribution				
Total Distributed Profits:	11,800,000			
Distributed Profit Value:	0.10 Riyal per unit			
Number of Units:	118,000,000			
Distribution percentage of the net asset value as on 12/31/2022:	1.265%			
The eligibility of the cash dividends distributed during the 3rd quarter of 2022:	Based on the unitholder register on the end of Tuesday, 04/01/1444H, corresponding to 02/08/2022G (end of trading day on Sunday, 31/07/2022 G).			
Total Distributed Profits:	11,800,000			
Distributed Profit Value:	0.10 Riyal per unit			
Number of Units:	118,000,000			
Distribution percentage of the net asset value as on 12/31/2022:	1.265%			
The eligibility of the cash dividends distributed during the second quarter of 2022:	Based on the unitholder register on the end of Thursday 25/10/1443H corresponding to 26/05/2022G (end of trading day on Tuesday 24/05/2022 G).			
Fund Update				
<ul style="list-style-type: none"> - Al-Inma Investment Company announced the signing of a credit facilities agreement with Al-Inma Bank, in compliance with Islamic Sharia, at a value of 750 million Saudi riyals, in exchange for a mortgage of income-generating assets and a promissory note. - Change the membership of the board of directors of Alinma Retail REIT Fund. - Al-Inma Investment Company announces the acquisition of a new property at a value of 52 millions. 				
DIVIDENDS				
Fund Performance since beginning				
Table illustrating the total expenses, fees and charges				
Description	Value	Of Assets Value	Maximum Limits	
Board Member Compensation	15,000	0.0016%	100,000 SAR	
Fund Management Fee	1,725,187	0.1841%	0.75% of net assets Value	
Costudy fee	46,017	0.0049%	0.02% of Net Assets Value	
Auditor Fee	16,875	0.0018%	"SR 50,000, which may change from time to time, change will be disclosed in the reports submitted to unitholders in accordance with fund terms and conditions"	
Finance Expenses	-	0.0000%	paid in according to the prevailing market price	
CMA & tadawul Fee	108,321	0.0116%	SR 400,000	
Property Manager Fee	844,321	0.0901%	10% of total Revenue (excluding incentive Fee)	
Insurance Fee	108,189	0.0126%	paid in according to the prevailing market price	
Valuation Fee	51,318	0.0055%	paid in according to the prevailing market price	
Fund's administrative expenses	118,756	0.0127%	paid in according to the prevailing market price	
Operation Expenses (Property level)	5,094,564	0.5435%	paid in according to the prevailing market price	
Other Fee	-	0.0000%	up to 0.5% of total assets value	
Total fees before Depreciation	8,138,539	0.8683%		
Depreciation	8,142,486	0.8687%		
Total Expenses	16,281,025	1.7369%		
Fund's Asset Distribution as of 30/06/2022G				
Assets	*Assets Value	percentage of total assets value	Occupancy	Ownership
Almakan Mall- Riyadh	272,865,000	30.63%	98%	Owned
Makan Mall-Hafr Al Batin	353,040,000	39.63%	62%	Owned
"Makan Mall-Tabouk"	140,025,000	15.72%	4%	Owned
"Makan Mall-Dawadmi"	125,015,000	14.03%	72%	Leased
Total	890,945,000	100%		
Financial OverView				
Rental Income During the period	13,050,111			
Net Revenue for the Period (excluding Depreciation)	4,911,572			
Net Revenue for the Period (Including Depreciation)	(3,230,914)			
Total Assets Value (as of 31/12/2022G un-audited)	937,345,555			
Net Assets Value (as of 31/12/2022G un-audited)	906,694,592			
Number of Unit	118,000,000			
Net Revenue / unit market vale as of 29/12/2022G	2.26%			
NAV per unit (Book Value)	7.68			
Percentage of Fund Costs over Total Assets Value	1.74%			
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