



FUND OVERVIEW

Alkabeer REIT is a closed-ended public Shari'a-compliant real estate investment traded fund established under the applicable laws and regulations of the Kingdom of Saudi Arabia and is subject to the Regulations and Instructions issued by the Capital Market Authority (CMA). The Fund's main investment objective is to generate sustainable rental income yield and periodic cash distributions of not less than 90% of the Fund's annual net profits, by investing not less than 75% of the Fund's total asset value, according to its latest audited financial statements, in income-generating real estate assets in the Kingdom of Saudi Arabia (excluding Makkah and Medina).

KEY FUND FACTS

TADAWUL SYMBOL	4348
BLOOMBERG SYMBOL	ALKHABEE:AB
LISTING DATE	20 March 2019
FUND TERM	99 years, starting as from the Listing Date, renewable
FUND ASSETS SIZE*	SAR 2,014,208,319
FUND'S TOTAL CAPITAL	SAR 1,410,088,480
FINANCING AMOUNT*	SAR 737,500,000
RATIO OF LOANS TO FUND'S TOTAL ASSET VALUE*	36.61%
FINANCING AMOUNT AND EXPOSURE PERIOD	FIRST TRANCHE: SAR 340 million (1.35 years) SECOND TRANCHE: SAR 397.5 million (2.94 years)
MATURITY DATE	FIRST TRANCHE: 6 February 2024 SECOND TRANCHE: 7 September 2025

* As at 30 September 2022 (Unaudited).

FINANCIAL INDICATORS*

VALUATION FREQUENCY	Semi-annually
FUND'S TOTAL ASSET VALUE**	SAR 2,014,208,319
FUND UNITS' NET ASSET VALUE**	SAR 1,199,672,252
RATIO OF TOTAL EXPENSES AND FEES TO FUND'S TOTAL ASSET VALUE**	0.20%
RATIO OF FUND'S COSTS TO FUND'S TOTAL ASSET VALUE**	0.79%
RATIO OF FUND'S COSTS TO FUND'S AVERAGE NET ASSET VALUE**	1.32%

* As at 30 September 2022 (Unaudited).

** Fund expenses and fees are all Fund expenses during the reporting quarter, excluding financing costs.

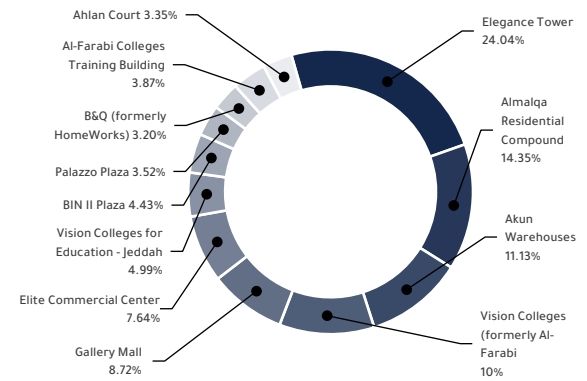
*** Fund costs are all Fund fees and expenses, including financing costs.

FUND ASSETS INFORMATION

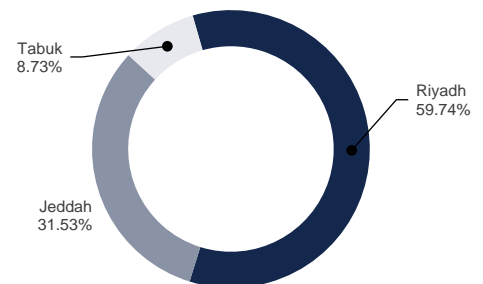
NUMBER OF PROPERTIES	12 Properties
LAND TOTAL AREA	158,129 m ²
TOTAL BUILD-UP AREA*	177,837 m ²

* Built-up areas as per the building permit.

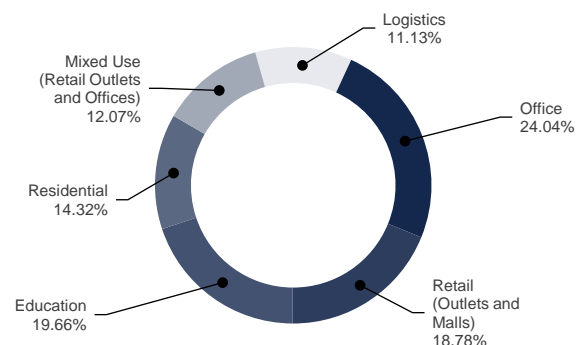
FUND PORTFOLIO PROPERTY NAMES AND PERCENTAGES TO FUND TOTAL ASSET VALUE



DISTRIBUTION OF INVESTMENTS BY GEOGRAPHY



DISTRIBUTION OF INVESTMENTS BY REAL ESTATE SEGMENT



FUND MARKET VALUE INFORMATION*

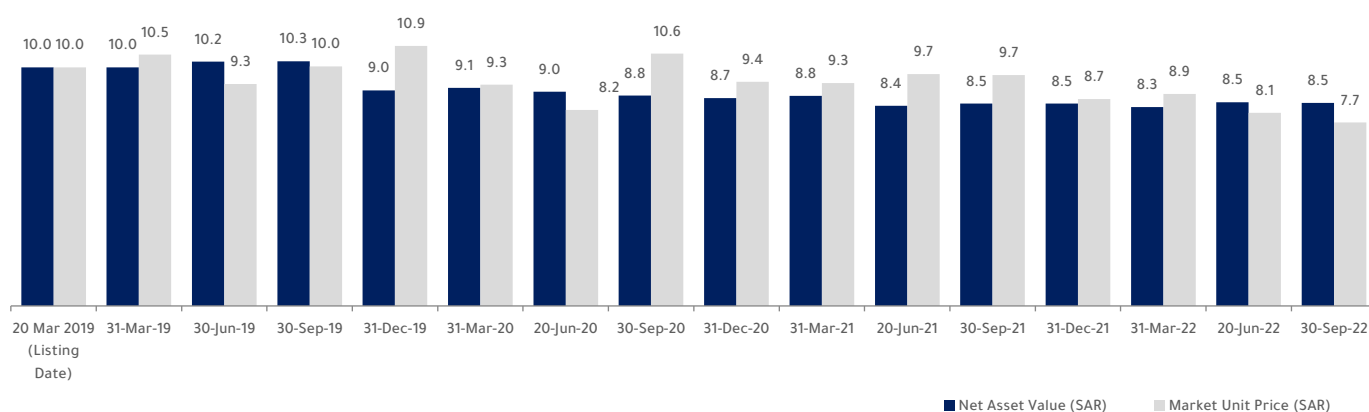
AS AT THE LISTING DATE	SAR 664,423,860
AS AT 30 JUNE 2019	SAR 617,914,190
AS AT 31 DECEMBER 2019	SAR 724,222,007
AS AT 30 JUNE 2020	SAR 545,491,989
AS AT 31 DECEMBER 2020	SAR 966,897,812
AS AT 31 MARCH 2021	SAR 961,749,261
AS AT 30 JUNE 2021	SAR 1,000,878,246
AS AT 30 SEPTEMBER 2021	SAR 996,759,406
AS AT 31 DECEMBER 2021	SAR 1,222,546,712
AS AT 31 MARCH 2022	SAR 1,252,158,570
AS AT 30 JUNE 2022	SAR 1,140,761,580
AS AT 30 SEPTEMBER 2022	SAR 1,084,358,041

* Based on the Unit Price.

FUND UNITS INFORMATION

UNIT PRICE AS AT THE END OF Q3 ACCORDING TO THE LAST VALUATION (30 SEPTEMBER 2022)	SAR 7.69
NET ASSET VALUE PER UNIT AS AT THE END OF Q3 (30 SEPTEMBER 2022)	SAR 8.5078
UNIT PRICE PERFORMANCE SINCE THE PREVIOUS PERIOD (FROM END Q2 2022G TO END Q3 2022)	-4.94%
UNIT PRICE PERFORMANCE SINCE THE LISTING DATE (FROM THE LISTING DATE TO END Q3 2022)	-23.10%
52-WEEK HIGH	SAR 9.68
52-WEEK LOW	SAR 7.52
NUMBER OF OUTSTANDING UNITS	141,008,848 Units

NET ASSET VALUE AND UNIT PRICE *



* Net Asset Value as at 30 September 2022 (Unaudited).

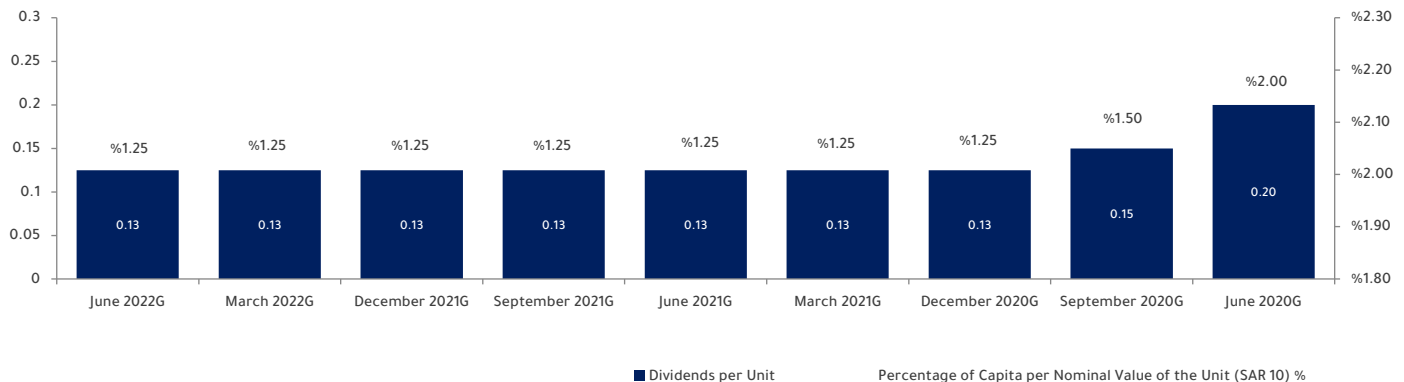
DIVIDEND DISTRIBUTION FOR THE QUARTER

DIVIDEND DISTRIBUTION POLICY	Annual dividend distributions of not less than 90% of the Fund's annual net profits
GROSS RENTAL INCOME FOR THE PERIOD (1 APRIL 2022 - 30 SEPTEMBER 2022)	SAR 30,279,721
RENTAL INCOME FOR THE PERIOD ON UNIT PRICE	2.75%
TOTAL DIVIDENDS DISTRIBUTED IN THE REPORTING QUARTER* (ANY DIVIDEND PAID SUBSEQUENT TO THE LATEST DISCLOSED REPORT)	SAR 17,626,106 for the period running from 1 January 2022 to 31 March 2022
DIVIDENDS DISTRIBUTED PER UNIT*	SAR 0.125 per Unit
DIVIDENDS DISTRIBUTED ON UNIT PRICE*	1.63%
ELIGIBILITY TO CASH DIVIDENDS DISTRIBUTED DURING THE REPORTING QUARTER*	As per Unitholders' Record at close of business on 24 May 2022 (close of trading on 22 May 2022)
NUMBER OF OUTSTANDING UNITS FOR WHICH DIVIDENDS WERE DISTRIBUTED DURING THE REPORTING QUARTER	141,008,848 Units
RATION OF DISTRIBUTION TO FUND'S NET ASSET VALUE**	1.50%

* There are no distributions resulting from the proceeds of previous sales up to the same quarter of the previous year.

** Percentage distributions out the Fund's NAV as at 31 December 2021.

DIVIDENDS DISTRIBUTED TO UNITHOLDERS



TOTAL RETURN*

TOTAL RETURN SINCE THE PREVIOUS PERIOD (FROM END Q2 2022 TO END Q3 2022)	-3.69%
TOTAL RETURN SINCE THE LISTING DATE (FROM THE LISTING DATE TO END Q3 2022)	-4.59%

* Total Return = Unit Price Performance + Total Dividend Distributions.

TOTAL EXPENSES AND FEES*

ITEM	AMOUNT	PERCENTAGE TO TOTAL ASSETS
MANAGEMENT FEES (NOT TO EXCEED 0.75% OF THE FUND'S NAV BASED ON THE FUND'S LATEST VALUATION)	2,272,547	0.11%
ADMINISTRATOR FEES	75,752	0.00%
CUSTODIAN FEES	123,635	0.01%
SHARI'A BOARD FEES	3,781	0.00%
AUDITOR'S FEES	18,904	0.00%
OTHER	1,550,867	0.08%

OCCUPANCY RATE OF EACH PROPERTY AS AT THE END OF THE REPORTING QUARTER

PERCENTAGE OCCUPANCY OF EACH PROPERTY AS AT THE END OF THE REPORTING QUARTER

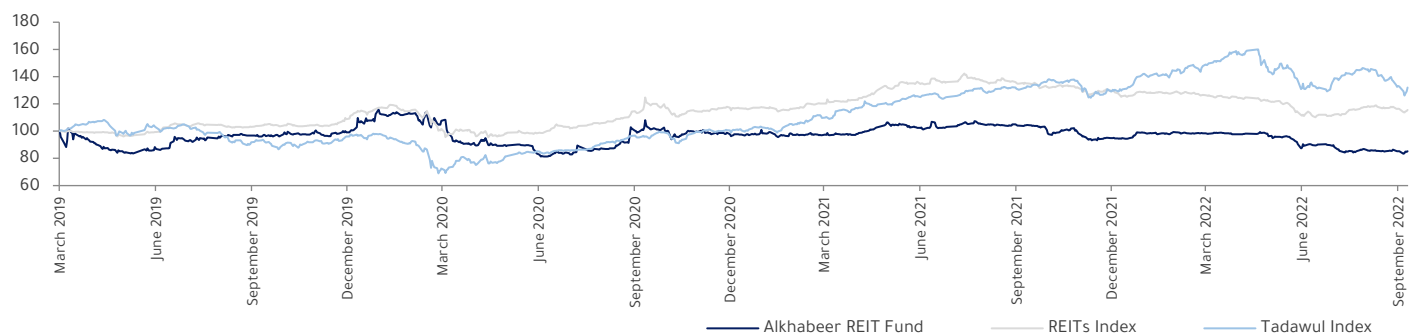
61%	Gallery Mall
87%	Palazzo Plaza
55%	Almalga Residential Compound *
100%	B&Q (Formerly HomeWorks)
100%	Ahlan Court
100%	BIN II Plaza
100%	Elite Commercial Center
100%	Elegance Tower
100%	Vision Education Colleges - Riyadh (formerly Al-Farabi)
100%	Vision Education Colleges Training Building - Riyadh (formerly Al-Farabi)
100%	Vision Colleges for Education - Jeddah
100%	Akun Warehouses

* The decrease in the occupancy rates of Almalga Residential Compound since Q1 2022 is due to the expiry of the lease of King Faisal Specialist Hospital and Research Center including eight buildings in the Compound. In this respect, the Fund Manager has made some improvements to the buildings which were vacated. The improvement works were completed in Q2 2022.

FUND HIGHLIGHTS AND ANY FUNDAMENTAL OR NON FUNDAMENTAL CHANGES IN THE REPORTING QUARTER AFFECTING THE PERFORMANCE OF THE FUND

- On 13 April 2022, the Fund Manager announced the availability of the Alkhabeer REIT Fund’s Quarterly Report for the Period Ended 30 June 2022.
- On 20 July 2022, the Fund Manager announced the availability of the Alkhabeer REIT Fund’s Statement for the Period Ended 30 June 2022.
- On 31 July 2022, the Fund Manager announced the distribution of cash dividends to Fund Unitholders at a rate of 1.25% of the Initial Unit Price (SAR 0.125 per Unit) for the period (from 1 April 2022 to 30 June 2022).
- On 8 August 2022, the Fund Manager announced its decision not to proceed with the acquisition of the residential compound in Alkhobar, and withdraw and cancelled the request for increase in the Fund’s Total Asset Value for the time being, noting that there was no effect resulting from not proceeding with the acquisition.
- On 24 August 2022, the Fund Manager announced that the Alkhabeer REIT Fund’s reviewed financial statements for the period ended 30 June 2022 are available to the public.

PRICE PERFORMANCE COMPARISON



FOR FURTHER INFORMATION

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