

Unitholders Quarterly Statement for Q4 – 2022

Fund reports are available upon request free of charges

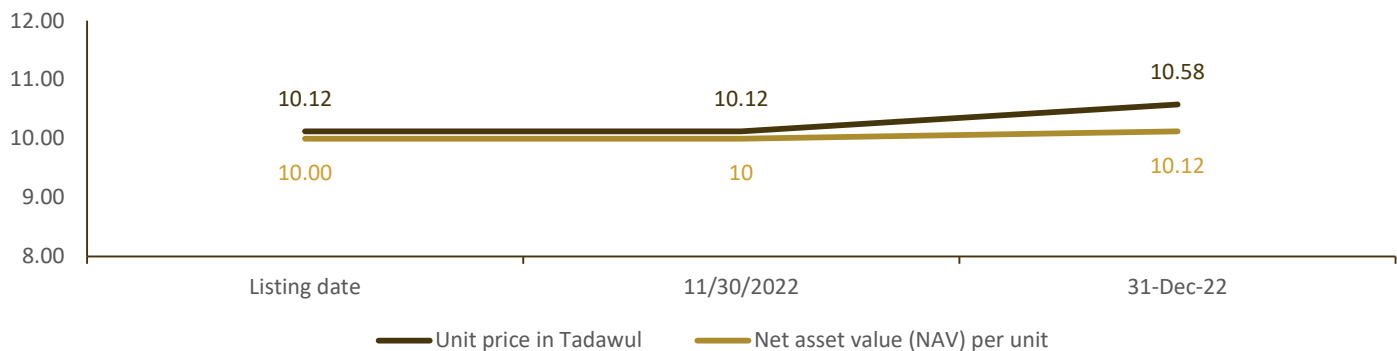
Fund Objectives

Alwaha REIT Fund is a closed-ended real estate investment fund traded in the parallel market (Nomu) compliant with Sharia standards. The Fund aims to invest in structurally developed real estate properties, capable of achieving periodic and rental income, and to distribute a percentage not less than 90% of the annual net profits of the Fund.

Key Fund Information

Fund size	150,000,000 SAR
Number of units	15,000,000 Units
Nominal value per unit	10 SAR
Fund Duration	99 Years
Inception date	22-Aug-22
Listing date	30-Nov-22
Risk level	High risk
Dividend distribution Policy	Semi - annual
Valuation frequency	Minimum once every six months
Dividend distribution policy	Distribution of cash dividend not less than 90% of fund annual net profit
Custody fees	Based on the value of assets under custody at the rate of Five basis points or Four basis points (0.05%-0.04%) of the fund's total asset under management, with minimum of SAR 11,000 per month.
Fund Management fees	1% Per year of fund's total asset (AUM) after deduction of fund's expenses
Shariah compliance	Approved by Shariah Committee

Unit Price Performance



Any Fundamental and Non-Fundamental Changes affect the fund performance

No changes during the relevant quarter

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Quarterly Financial Data as of 31 December 2022

Unit price in Tadawul as of end of quarter (SAR)	10.58
Percentage of rental income divided by the unit price	1.24%
Percentage of total expenses & fees (Including Depreciation & Management fees)	0.22%
Percentage of debt to fund's total asset, Debt fulfillment period (Year), Debt due date	NA
Percentage of total expenses to fund's total asset	0.13%
Indicative unit price (SAR)	10.12
Fund's total asset	156,632,237
Net Asset Value (NAV) (SAR)	151,822,744

Fund's total expenses and fees during the period

Expense / Fee	Amount (SAR)	% Of Total Asset	Maximum limit
Management fees	133,139	0.09%	(1% of total asset after deducting expenses)
Custodian fees	22,000	0.01%	(maximum 0.05% per year of total asset and minimum 11,000 SAR per month)
Audit Fees	5,357	0.003%	37,500 SAR per year
Audit Fees for spv	1,429	0.001%	10,000 SAR per year
Zakat and tax Advisory fees	3,000	0.002%	Zakat: 25,000 SAR per year VAT report 3,000 SAR quarterly Advisory fees 5,000 SAR per year
CMA Fees	678	0.00%	7,500 SAR
Board Fees	20,000	0.01%	30,000 SAR per year for each member
Edaa fees	15,205	0.01%	As usual prices
Depreciation	126,564	0.08%	-
Other fees	18,322	0.01%	(maximum 0.5% of total asset)
Total expenses and fees of the period	345,694	0.22%	

Dividend Distribution to the unitholders

Dividend Distribution	Total Distributed dividend (SAR)	Distributed per unit (SAR)
Distributions of proceeds from previous sale or rent for the same quarter of the previous year	NA	NA
Total dividends distributed in the relevant quarter		
The number of existing units for which distributions have been made during the relevant quarter		
The value of the dividends distributed during the relevant quarter for each unit		
The percentage of distribution from the fund's net asset value		
Eligibility for cash dividends distributed during the relevant quarter		

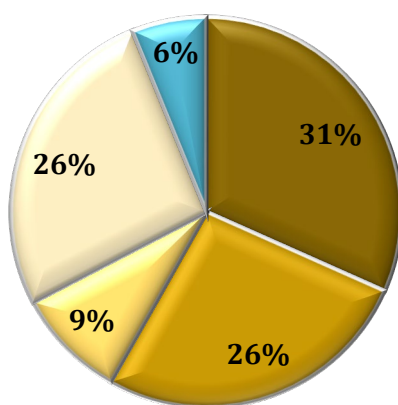
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Name of real estate properties in fund's portfolio / percentage of each property/ Occupancy of each property to the fund's total asset value

Property	Activity	Property value percentage of total asset	Occupancy Rate
Shahid offices and showrooms	Commercial / Offices	41%	95%
Olaya station	Services	9%	100%
Alhaeer showrooms	Commercial	10%	86%
Alnakheel residential building	Residential	6%	100%
Alaziziyah warehouse block 9	logistics	7%	100%
Alaziziyah warehouse block 10	logistics	8%	98%
Alaziziyah warehouse block 13	logistics	5%	100%
Almasanie warehouse Block 197	logistics	1%	100%
Almasanie warehouse Block 202	logistics	2%	100%
Almasanie warehouse Block 207	logistics	3%	100%
Almasanie warehouse Block 209	logistics	2%	100%
Almasanie showrooms 192	Commercial	5%	100%

Fund Activities Distribution

- Commercial
- Offices
- Services
- Logistics
- Residential



Disclaimer:

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Wasatah Capital Company

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