

Alinma Hospitality REIT Fund

Approved by The Fund Sharia Board

الإيمان للاستثمار
alinma investment
شركة مساهمة
مصرحة من هيئة السوق المالية برقم 09134-37

1st Quarter 2023

Objective of the Fund				
The Fund aims to generate sustainable and growing cash dividend for the unitholders. Expanding the Fund assets through direct investments in real estate sector in income-generating assets. The Fund intends to emphasize on hospitality and tourism accommodation in its investments, however, The Fund may invest partially in real estate development projects, provided that The Fund's asset invested in income-generating asset are not less than (75%).				
Fund Information				
Fund Size	1,020,021,000			
Initial Offering	511,401,000			
In-kind Investment	508,620,000			
Initial Unit Price	10			
Unit price as of 30/03/2023G	9.02			
Number of Units	102,002,100			
Listing Date	30/01/2023			
Number of Assets	5			
Risk level	High			
Fund Tenor	99 Years			
Management fee	9% of net operation income maximum 0.80% of total assets			
Borrowing percentage of the fund's total assets value, exposure period, and maturity date	N/A			
Dividend Policy	Minimum 90% of net income			
Dividend Distribution Frequency	Twice a year			
Valuation Frequency	Twice a year			
Dividend Distribution				
Total Distributed Profits During 2023.	-			
Distributed Profit Value Per Unit:	-			
Number of Units:	-			
Distribution percentage of the net asset value:	-			
The eligibility of the cash dividends distributed during the 1st quarter of 2023:	-			
Total Distributed Profits During 2022.	-			
Distributed Profit Value:	-			
Number of Units:	-			
Distribution percentage of the net asset value:	-			
The eligibility of the cash dividends distributed during the 1st quarter of 2022:	-			
Distribution of previous sale or rent proceeds distributions to the corresponding quarter of the previous year	(not applicable)			
*.Numbers as per of 31 March 2023, Numbers are not reviewed cost percentage to the total value of the fund's assets does not include the increase in the value of the assets, their or their depreciation *The rental income includes the 1st Quarter of 2023, as well as part of 2022, considering the Fund is newly established. Taking into account, the fund has concluded its Public Offering on the 16th of Nov. 2022."				
Table illustrating the total expenses, fees and charges				
Description	Value	% Of Assets Value	Maximum Limits	
Establishing Cost	2,386,742	0.2257%		
Board Member Compensation	10,000	0.0009%	20,000 SAR for each independent board member	
Fund Management Fee	1,843,941	0.1744%	0.80% of total assets	
Costudy Fee	25,000	0.0024%	300,000 SAR Annually	
Auditor Fee	13,750	0.0013%	100,000 SAR Annually	
Finance Expenses	0	0.0000%	paid in according to the prevailing market price	
CMA & Tadawul Fee	172,129	0.0163%	712,500 SAR	
Property Manager Fee	0	0.0000%	-	
Valuation Fee	50,000	0.0047%	300,000 SAR Annually	
Fund's Administrative Expenses	37,500	0.0035%	150,000 SAR Annually	
Operation Expenses (Property Level)	0	0.0000%	paid in accordance with to the prevailing market price	
Other Fees	26,466	0.0025%	up to 0.15% of Total assets value	
Total Fees Before Depreciation	4,565,528	0.4318%		
Depreciation	4,922,539	0.4655%		
Total Expenses	9,488,067	0.8973%		
Fund's Asset Distribution As Per Acquisition Cost				
Assets	Assets Value	percentage of total assets value	Occupancy	Ownership
Vittori Palace - Riyadh	451,500,000	44.35%	100%	Owned
Rafal Ascott - Riyadh	257,250,000	25.27%	100%	Owned
Comfort in Suites - Jeddah	85,355,000	8.38%	100%	Owned
Comfort in Olaya - Riyadh	65,252,500	6.41%	100%	Owned
Clarion Jeddah Airport	158,670,000	15.59%	100%	Owned
Total	1,018,027,500	100.00%		
Financial Overview				
Rental Income During the period *	33,453,938			
Net Revenue for the Period (excluding Depreciation & Provisions)	28,888,409.43			
Net Revenue for the Period (including Depreciation excluding provisions)	23,965,870.73			
Total Assets Value (as of 31/03/2023G un-audited)	1,057,363,594.95			
Net Assets Value (as of 31/03/2023G un-audited)	1,044,086,527			
Number of Unit	102,002,100			
Net Revenue / unit market value as of 30/03/2023G	3.64%			
NAV per unit (Book Value)	10.24			
Percentage of Fund Costs over Total Assets Value	0.90%			
Fund Update				
Alinma Hospitality REIT started operating & trading its units in the Saudi Stock Exchange on 30/01/2023				
DIVIDENDS				
Fund Performance Since Inception				

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