

# Alinma Hospitality REIT Fund

Approved by The Fund Sharia Board

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

## 2nd 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 22/06/2023G	9.33
Number of Units	102,002,100
Listing Date	30/01/2023
Number of Assets	5
Risk Level	High
Fund Tenor	99 Years
Management Fees	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	At least twice a year
Valuation Frequency	Twice a year

### Dividend Distribution

Total Distributed Profits During 2023:	SAR 32,640,672
Distributed Profit Value Per Unit:	SAR 0.32
Number of Units:	102,002,100
Distribution percentage of the net asset value:	3.13%
The eligibility of the cash dividends distributed during the 2nd quarter of 2023:	Cash distribution entitlements to unitholders shall be based on the unitholder register on the end of Monday, 22/12/1444H, corresponding to 10/07/2023G (end of trading day on Thursday, 06/07/2023 G).
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 2nd quarter of 2022:	
Distribution of previous sale or rent proceeds distributions to the corresponding quarter of the previous year (not applicable)	

- Figure as of 30 June 2023 G, and unreviewed.
- Cost percentage to the total value of the fund's assets does not include the increase/decrease in the value of the assets.

### Table illustrating the total expenses, fees and charges

Description	Value	% Of Assets Value	Maximum Limits
Board Member Compensation	10,000.00	0.0009%	20,000 SAR for each independent board member
Fund Management Fee	1,832,343.09	0.1706%	0.80% of total assets
Costudy Fee	25,000.00	0.0023%	300,000 SAR Annually
Auditor Fee	13,750.00	0.0013%	100,000 SAR Annually
Finance Expenses	0.00	0.0000%	paid in according to the prevailing market price
CMA & Tadawul Fee	152,464.58	0.0142%	712,500 SAR
Property Manager Fee	0.00	0.0000%	paid in according to the prevailing market price
Valuation Fee	18,478.26	0.0017%	300,000 SAR Annually
Fund's Administrative Expenses	37,500.00	0.0035%	150,000 SAR Annually
Operation Expenses (Property Level)	0.00	0.0000%	paid in according to the prevailing market price
Other Fees	0.00	0.0000%	up to 0.15% of total assets value
Total Fees Before Depreciation	2,089,535.93	0.1946%	
Depreciation	4,922,538.70	0.4584%	
Total Expenses	7,012,074.63	0.6530%	

### Fund's Asset Distribution as of 30/06/2023

Assets	Assets Value	percentage of total assets value	Occupancy	Ownership
Vittori Palace - Riyadh	445,142,500.00	43.11%	100%	Owned
Rafal Ascott - Riyadh	270,242,500.00	26.17%	100%	Owned
Comfort Inn Suites - Jeddah	88,949,690.00	8.61%	100%	Owned
Comfort Inn Olaya - Riyadh	65,965,000.00	6.39%	100%	Owned
Clarion Jeddah Airport	162,371,818.00	15.72%	100%	Owned
<b>Total</b>	<b>1,032,671,508.00</b>	<b>100.00%</b>		

### Financial Overview

Rental Income During the Period	18,487,858
Net Revenue for the Period (Excluding Depreciation & Provisions)	16,398,323
Net Revenue for the Period (Including Depreciation Excluding Provisions)	11,475,784
Total Assets Value (as of 30/06/2023G unreviewed)	1,073,849,257
Net Assets Value (as of 30/06/2023G unreviewed)	1,023,286,928
Number of Unit	102,002,100
Net Revenue / Unit Market Value as of 22/06/2023G	1.94%
NAV per Unit (Book Value)	10.03
Percentage of Fund Costs Over Total Assets Value	0.65%

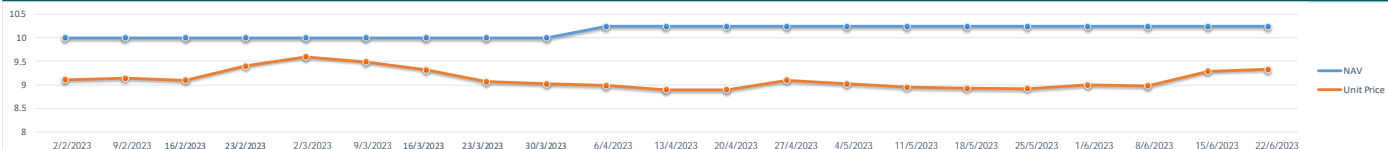
### Fund Update

Alinma Investment Company announced the signing of a credit facilities agreement with Alinma Bank, in compliance with Islamic Sharia, at value of 1,000 Million Saudi Riyal, in exchange for a mortgage of income-generating assets and a promissory note. Alinma Investment Company announced dividends of 0.32 Saudi riyal per unit for the period from Jan 2023 G to June 2023 G and the entitlements to unitholders shall be based on the unitholder register on the end of Monday, 22/12/1444H, corresponding to 10/07/2023G (end of trading day on Thursday, 06/07/2023 G).

### DIVIDENDS



### Fund Performance since beginning



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