Alinma Hospitality REIT Fund

Approved by The Fund Sharia Board



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 asstes. 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 assest invested in income-generating assest are not less than (75%).

Fund Information	
Fund Size	1,020,021,000
Initial Offering	511,401,000
In-kind Invesment	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

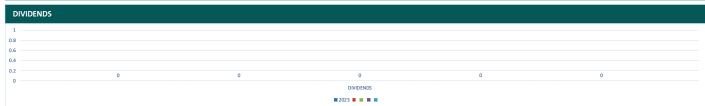
Table illustrating the total expenses, fees and charges						
Describtion	Value	% Of Assets Value	Maximum Limits			
Establishing Cost	2,386,742	0.2257%				
Board Member Compensation	10,000	0.0009%	20,000 SAR for each independent board member			
Fund Management Fee	1,843,941	0.1744%	0.80% of total assests			
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-auditied)	1,057,363,594.95
Net Assets Value (as of 31/03/2023G un-auditied)	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

Allnma Hospitality REIT started operating & trading its units in the Saudi Stock Exchange on 30/01/2023





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[.] Numbers as per of 31 March 2025, 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."