

الاستثمار كابيتال
Alistithmar Capital



صندوق الاستثمار اريك ريت المتنوع
Alistithmar AREIC Diversified REIT Fund



Fund Assets

Alistithmar AREIC Diversified REIT Fund

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Galleria Mall

A shopping destination located on Al Shatee Road in the Al Fanateer district.

City	Land Area	Building Area
Al Jubail	21,572 m ²	45,378 m ²
Ownership Type	purchase Price	Total return ratio*
Leasehold (The right to use the land will end on the second quarter in 2055)	254,940,000 SAR	13.50%
Occupancy Rate	Major Tenants	Net return ratio**
97%	Lulu Saudi Arabia, VOX Cinema, and Al Shaya Group.	9.03%

*The total return ratio was calculated by dividing the gross annual rent by the total acquisition cost, which includes the cost of purchasing the property, RETT, transaction fees and debt arrangement fees.

**The net return ratio was calculated by dividing the Net annual rent by the total acquisition cost, which includes the cost of purchasing the property, RETT, transaction fees and debt arrangement fees.



Citadine Hotel

A five-star hotel located on King Fahd Road next to Asir mall.

City	Land Area	Building Area
Abha	5,000 m ²	22,323 m ²
Ownership Type	purchase Price	Total return ratio*
Freehold	234,285,000 SAR	8.27%
Occupancy Rate**	Hotel type	Net return ratio*
54%	5 stars	8.27%
Hotel operator	Number of rooms	
Ascott International Company	140 hotel rooms	

*According to the guarantee contract concluded with Al Mutlaq Real Estate Investment Company, guaranteeing a minimum net operating income for the real estate asset for a period of 5 years' worth 20,500,000 SAR annually.

**The real estate asset is considered newly constructed.



Somerset Downtown

A four-star hotel located on Prince Faisal bin Fahd Road in the Bandariya district, near commercial malls and the Khobar Corniche.

City	Land Area	Building Area
Al Khobar	3,506.5 m ²	27,350 m ²
Ownership Type	purchase Price	Total return ratio*
Freehold	223,530,000 SAR	11.90%
Occupancy Rate**	Hotel type	Net return ratio *
53%	4 stars	7.42%
Hotel operator	Number of rooms	
Ascott International Company	139 hotel rooms	

*According to the study prepared by the independent feasibility study advisor

**The real estate asset is considered newly constructed.



THE ROOF

A commercial complex located in Abu Bakr Alsiddiq road in Al Yasmin district.

City	Land Area	Building Area
Al Riyadh	11,880 m ²	33,786.33 m ²
Ownership Type	purchase Price	Total return ratio*
Freehold	213,970,000 SAR	7.25%
Occupancy Rate	Major Tenants	Net return ratio**
100%	Lulu Saudi Arabia, VOX Cinema.	6.59%

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Corniche Plaza

A commercial complex located in Dammam city and consists of a number of trade fairs, it also contains administrative Offices.

City	Land Area	Building Area
Al Dammam	9,493.03 m ²	22,284 m ²
Ownership Type	purchase Price	Total return ratio*
Freehold	104,098,000 SAR	7.37%
Occupancy Rate	Major Tenants	Net return ratio**
100%	Landmark Arabia and Eram International Trading Company	6.93%

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Al-Masha'el Warehouses

A warehouse located in Riyadh, Al-Masha'el District, contains administrative offices.

City	Land Area	Building Area
Riyadh	21,275 m ²	23,999 m ²
Ownership Type	purchase Price	Total return ratio*
Freehold	32,255,000 SAR	8.18%
Occupancy Rate	Major Tenants	Net return ratio**
100%	Al Mutlaq Furniture Limited Company.	8.11%

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Saudi Ericsson Building

A building located in the heart of Riyadh on Salah al-Din al-Ayyubi Road, adjacent to many government facilities.

City	Land Area	Building Area
Riyadh	693 m ²	3,593.53 m ²
Ownership Type	purchase Price	Total return ratio*
Freehold	15,292,000 SAR	8.20%
Occupancy Rate	Major Tenants	Net return ratio**
100%	Saudi Ericsson communications Limited Company.	7.97%

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Contact information:

For more information please contact the fund manager at
the following address:

Alistithmar Capital - license No. (11156-37)

Alistithmar Capital Building

King Fahd Branch Rd, Al Aqiq, Riyadh

011- 254 7666

reinvest@icap.com.sa