



**WHITE CUBES**  
REAL ESTATE

**KHOZAMA COMPOUND**  
**RIYADH CITY**

---

**PREPARED FOR**  
**MEFIC CAPITAL**

**DECEMBER 2018**



ميفك كابيتال  
MEFIC Capital



**REAL ESTATE**  
**VALUATION**



**REF:** WCRE-18-329  
**Date:** 17/12/2018  
**M/S** MEFIC CAPITAL  
**Attn** Mr. Bandar Al-Otaibi

**Land Line:** +966 11 218 6648  
**Email:** [balotaibi@mefic.com.sa](mailto:balotaibi@mefic.com.sa)

**Subject: Valuation Report for Khozama Compound in Riyadh City, Saudi Arabia.**

Dear Sir,

With reference to your request and approval dated on December 16, 2018 for valuation service of the residential compound (Khozama Compound) located in Riyadh city, please find hereafter our detailed valuation report including other information related to the mentioned property.

***Issued without prejudice and liabilities***

**WHITE CUBES REAL ESTATE**

**Dr. Mohammad Taha – CEO WHITE CUBES GLOBAL**

**Mr. Essam Al Hussaini – GM- WHITE CUBES KSA**

Member of the Saudi Authority of Accredited Valuers (Taqeem)  
Member of the International Association of certified valuer  
Member of the Arab Academy for Valuation  
Senior Sworn Valuer in the Lebanese Ministry of Justice  
Member of the American Institute for Valuation

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WHITE CUBES REAL ESTATE is the exclusive real estate advisory agent for TAHA CORP CONSULTING in the Kingdom of SAUDI ARABIA





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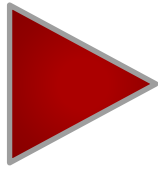
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# INTRODUCTION

This section is to express disclosures, disclaimers and general statements about the limitations of the valuation procedures.





## 1.1 INSTRUCTION

We have received instruction from MEFIC CAPITAL dated on December 16, 2018 to proceed with the valuation service for Khozama Compound in Riyadh city.

<b>Valuation Type</b>	Real Estate
<b>Instructions From</b>	Mefic Capital
<b>Property Type</b>	Residential Compound
<b>Property Name</b>	Khozama Compound
<b>Location</b>	KSA, Riyadh

## 1.2 CLIENT

The client to whom this report is prepared is Mefic Capital, a company working under the Saudi law and regulations.

<b>Client Name</b>	Mefic Capital
<b>Domain</b>	Investment Firm
<b>Location</b>	KSA, Riyadh
<b>Contact Person</b>	Bandar Al-Otaibi
<b>Contact No.</b>	+966 11 218 6648

## 1.3 INTEREST TO BE VALUED

We are instructed that the Subject Property should be valued as freehold, free from any encumbrances or third-party interests. We have not made any investigation on the title and have assumed that any such investigation would not identify any discrepancies in ownership.

## 1.4 STATUS OF CONSULTANT / VALUER

We confirm that the Valuer / Consultant has no material connection or involvement with the subject of the valuation or with the Client and can provide an objective and unbiased valuation. We confirm the Valuer is competent to undertake the valuation assignment and has sufficient skills and knowledge of the respective market to undertake the valuation.

## 1.5 INDEPENDENT CONSULTANT

An External Valuer is defined in the RICS Standards as; *“A valuer who, together with any associates, has no material links with the client company or the subject of the assignment.”*

We confirm that we are an independent contractor for the subject service, and nothing contained in this agreement shall be construed as constituting any relationship with the client other than that of client and independent contractor, or as creating any employment relationship whatsoever between the client & White Cubes staff. We also confirm that we have no conflict of interest to the client's property.

## 1.6 STRUCTURAL STABILITY (IF ANY)

Our scope of service does not include any technical testing of structure for stability and strength measurements. However, and in case of any visually observed and noted deficiencies within the structure, we will note them in our report and to be reflect in the estimation of value.

## 1.7 OPINION OF VALUE

All the outputs will be shown in this report (Values) are based on our best knowledge of the market, documents received from the client (assumed to be correct), market findings and inspection inputs. Yet, the estimated values of the subject property / properties express our opinion of values based on the previously mentioned findings.

## 1.8 VALUATION STANDARDS

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Royal Institution of Chartered Surveyors (RICS) Valuation Standards (2014 edition) and Rules of Conduct for members. In addition to recently published International Valuation Standards issued by IVSC (International Valuation Standards Council) and applied by TAQEEM (Saudi Authority for Accredited Valuers).



الهيئة السعودية للمقيمين المعتمدين  
Saudi Authority for Accredited Valuers





## 1.9 PURPOSE OF VALUATION

The client requested to know the current market value of the subject property for Private Fund Semi-Annual Valuation Purposes

Acquisition Purposes	Selling Purposes	Private Fund Raising
Public Fund Raising	Real Estate Investment Trust (REIT)	Internal Decision Making
Insurance Purposes	Liquidation Purposes	Distribution of inheritance
Financing Purposes	Court Disputes	Partnership Purposes
Government expropriation Purposes	Losses & Damages Purposes	Semi-Annual Valuation ✓

Therefore, and according to the valuation purpose, and as requested by the client, we will adapt the valuation methodologies of **The Income Approach**.

### 1.1 CLIENT APPROVAL DATE

The client approval date reflects the green light given to use by the client to start the inspection procedures of the property / properties subject to the valuation process.

**December 16, 2018.**

### 1.2 INSPECTION DATE

The inspection date reflects the exact date of the property's inspection and the date of executed market survey. Yet, the outcome value of the subject property / properties will be based on the findings at the inspection date.

**December 17, 2018.**

### 1.3 VALUATION DATE

The Valuation date is the date on which the opinion of value/s applies. The date of valuation is the date were the value/s of the subject property / properties is reflected. The valuation date is at

**December 17, 2018.**

### 1.4 REPORT DATE

The valuation reports usually dated exactly as the valuation date. Yet, and in some cases, the report date can be after the valuation date depending on the nature, size and location of the subject property.

**December 17, 2018.**



## 1.5 INSPECTION ROLE

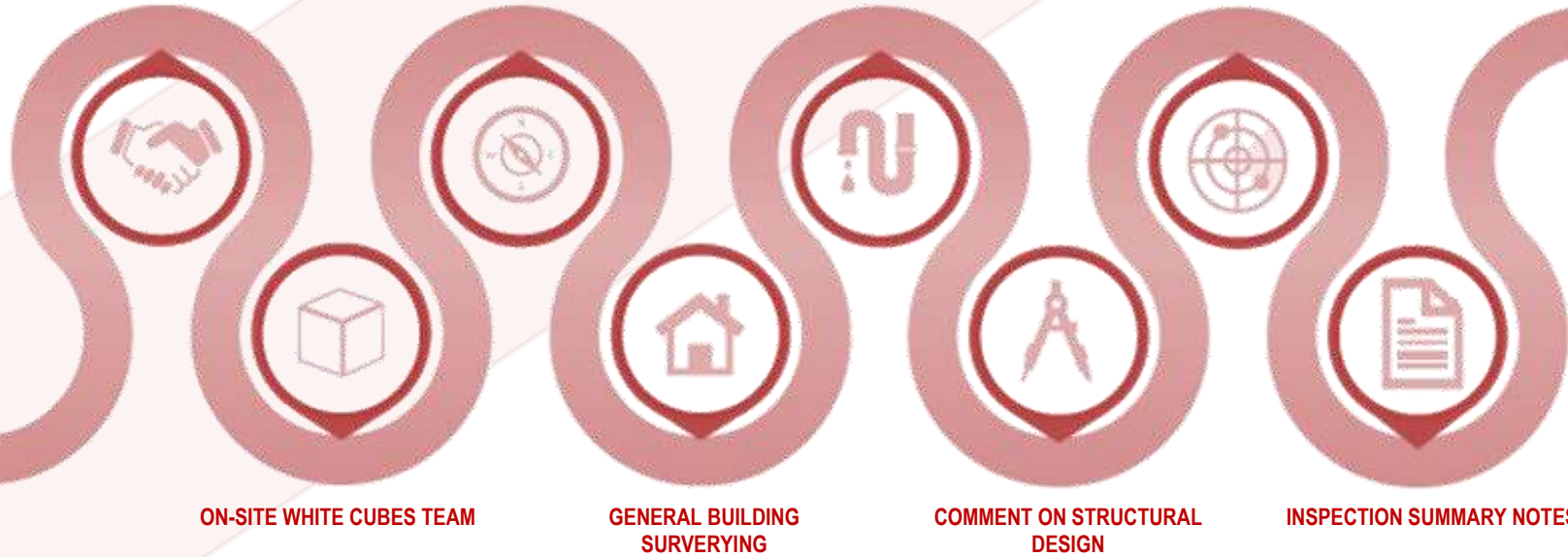
A visit to a property or inspection of an asset, to examine it and obtain relevant information, in order to express a professional opinion of its value. We hereby confirm that we have inspected the subject property / Asset at the date of inspection. Our inspection procedure covers only the surface / boundaries / out layers of the property. No technical inspection has been made such as soil test, construction durability, etc. the following shows the findings from the inspection procedures.

RECEIVED PROPERTY INFO

LOCATION ANALYSIS

UTILITIES & SERVICES CHECK-UP

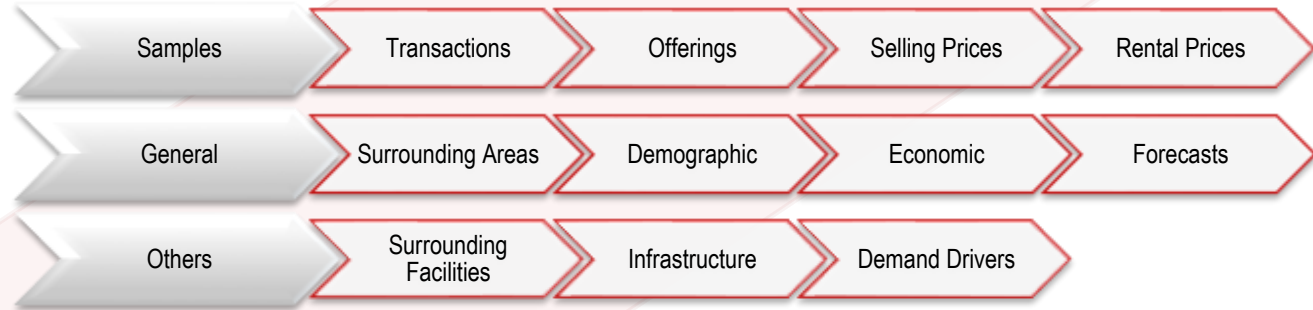
DUE DILIGENCE OUTPUT





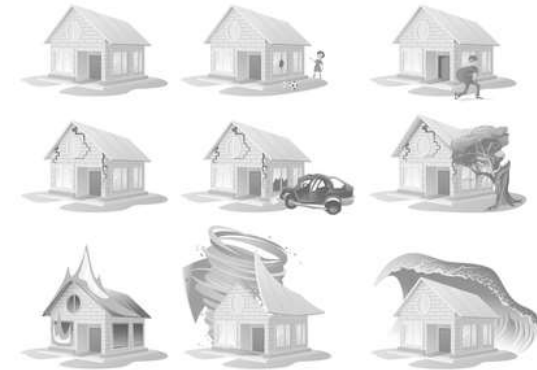
### 1.6 MARKET SURVEY

During the site visit, our team has made the market survey for the immediate surrounding areas of the subject property to collect all the possible and related data to the valuation process. The collected data will be prices, rents, land offerings, properties transactions, etc. the collected data type will be according to the property data and the purpose of valuation.



### 1.7 REPORT CURRENCY

This report is using the currency of Saudi Arabian Riyals (SAR)



### 1.8 INSURANCE

We have not been provided with any insurance policy for the subject property.

### 1.9 LEGAL NOTICES

We are not aware of nor have we been informed of any legal notices served on the property, outstanding or pending in the courts of law.

	No Issues	Issues Noted	We have not been informed
Court Disputes	-----	-----	✓
Un Authorized Documents	-----	-----	✓
Conflict with Municipality Regulations and Law	-----	-----	✓
Mortgage and financing issues	-----	-----	✓

### 1.10 INFORMATION SOURCE

For the purpose of this report, it is assumed that the written and verbal information provided to us by the Client is up to date, complete and correct. White Cubes has furthermore undertaken further research with respect to, but not limited to, general price levels of lands; occupancies, lease and daily active most known recent market activities. In addition, we have relied on the following sources in the valuation process.

- Market Survey done by our team
- Site inspection done by our team
- Local Real Estate Agents





### 1.11 KNOWLEDGE & SKILLS

We confirm that the undersigned valuer(s) undertaking this instruction are suitably qualified and have the appropriate knowledge and skills to undertake this instruction. Even so, the valuer(s) acknowledge the significant assistance provided by the:



### 1.12 OUR ACCREDITED VALUERS IN TAQEEM

Our main accredited Valuers and officially authorized by White Cubes Real Estate to sign on any document published by us are as per the following:

- 1 Dr. Mohammad N Taha – Partner – CEO  
License Number 1220000263
- 2 Mr. Essam M. Hussaini – Owner – Head of Valuation Team  
License Number 1210000474

Valuer Name	Completed Courses in Taqeeem															
	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116
Dr. Mohammad N Taha	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mr. Essam M. Hussaini	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



### 1.13 VALUATION COMPLIANCE

The valuation has been prepared in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation – Professional Standards (January 2014 Edition) and the International Valuation Standards Council (IVSC) International Valuations Standards (2014 Edition). It should be further noted that this valuation is undertaken in compliance with generally accepted valuation concepts, principles and definitions as promulgated in the IVSC International Valuation Standards (IVS) as set out in the IVS General Standards, IVS Asset Standards, and IVS Valuation Applications.

### 1.14 VALUATION STANDARDS

The valuation approach done into this report took into consideration the valuation standards approved by the following associations.

- TAQEEM (Saudi Authority of Accredited Valuers).
- RICS (Royal Institution of chartered Surveyors)
- IACVA (International Association of Certified Valuers & Analysts)
- IVSC (International Valuation Standards Council)
- ARV (Arabic Academy of Valuation)

### 1.15 BASES OF VALUATION:

#### Market Value

Market Value is defined as: -

**The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties have each acted knowledgeably, prudently and without compulsion.**

The definition of Market Value is applied in accordance with the following conceptual framework:

*"The estimated amount"* refers to a price expressed in terms of money payable for the asset in an arm's length market transaction. Market value is the most probable price reasonably obtainable in the market on the valuation date in keeping with the market value definition. It is the best price reasonably obtainable by the seller and the most advantageous price reasonably obtainable by the buyer. This estimate specifically excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangements, special considerations or concessions granted by anyone associated with the sale, or any element of special value;

**AN ASSET SHOULD EXCHANGE**

“**an asset should exchange**” refers to the fact that the value of an asset is an estimated amount rather than a predetermined amount or actual sale price. It is the price in a transaction that meets all the elements of the market value definition at the valuation date;

**ON THE VALUATION DATE**

“**on the valuation date**” requires that the value is time-specific as of a given date. Because markets and market conditions may change, the estimated value may be incorrect or inappropriate at another time. The valuation amount will reflect the market state and circumstances as at the valuation date, not those at any other date;

**BETWEEN WILLING BUYER**

“**between a willing buyer**” refers to one who is motivated, but not compelled to buy. This buyer is neither over eager nor determined to buy at any price. This buyer is also one who purchases in accordance with the realities of the current market and with current market expectations, rather than in relation to an imaginary or hypothetical market that cannot be demonstrated or anticipated to exist. The assumed buyer would not pay a higher price than the market requires. The present owner is included among those who constitute “the market”;

**AND WILLING SELLER**

“**and a willing seller**” is neither an over eager nor a forced seller prepared to sell at any price, nor one prepared to hold out for a price not considered reasonable in the current market. The willing seller is motivated to sell the asset at market terms for the best price attainable in the open market after proper marketing, whatever that price may be. The factual circumstances of the actual owner are not a part of this consideration because the willing seller is a hypothetical owner;

**IN AN ARM'S LENGTH TRANSACTION**

“**in an arm's-length transaction**” is one between parties who do not have a particular or special relationship, eg parent and subsidiary companies or landlord and tenant, that may make the price level uncharacteristic of the market or inflated because of an element of special value. The market value transaction is presumed to be between unrelated parties, each acting independently;

**AFTER PROPER MARKETING**

“**after proper marketing**” means that the asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price reasonably obtainable in accordance with the market value definition. The method of sale is deemed to be that most appropriate to obtain the best price in the market to which the seller has access. The length of exposure time is not a fixed period but will vary according to the type of asset and market conditions. The only criterion is that there must have been sufficient time to allow the asset to be brought to the attention of an adequate number of market participants. The exposure period occurs prior to the valuation date;



**KNOWLEDGEABLY  
AND  
PRUDENTLY**

'where the parties had each acted knowledgeably, prudently' presumes that both the willing buyer and the willing seller are reasonably informed about the nature and characteristics of the asset, its actual and potential uses and the state of the market as of the valuation date. Each is further presumed to use that knowledge prudently to seek the price that is most favorable for their respective positions in the transaction. Prudence is assessed by referring to the state of the market at the valuation date, not with benefit of hindsight at some later date. For example, it is not necessarily imprudent for a seller to sell assets in a market with falling prices at a price that is lower than previous market levels. In such cases, as is true for other exchanges in markets with changing prices, the prudent buyer or seller will act in accordance with the best market information available at the time;

**AND  
WITHOUT  
COMPULSION**

'and without compulsion' establishes that each party is motivated to undertake the transaction, but neither is forced or unduly coerced to complete it. Market value is the basis of value that is most commonly required, being an internationally recognized definition. It describes an exchange between parties that are unconnected (acting at arm's length) and are operating freely in the marketplace and represents the figure that would appear in a hypothetical contract of sale, or equivalent legal document, on the valuation date, reflecting all those factors that would be taken into account in framing their bids by market participants at large and reflecting the highest and best use of the asset. The highest and best use of an asset is the use of an asset that maximizes its productivity and that is possible, legally permissible and financially feasible. Market value is the estimated exchange price of an asset without regard to the seller's costs of sale or the buyer's costs of purchase and without adjustment for any taxes payable by either party as a direct result of the transaction.

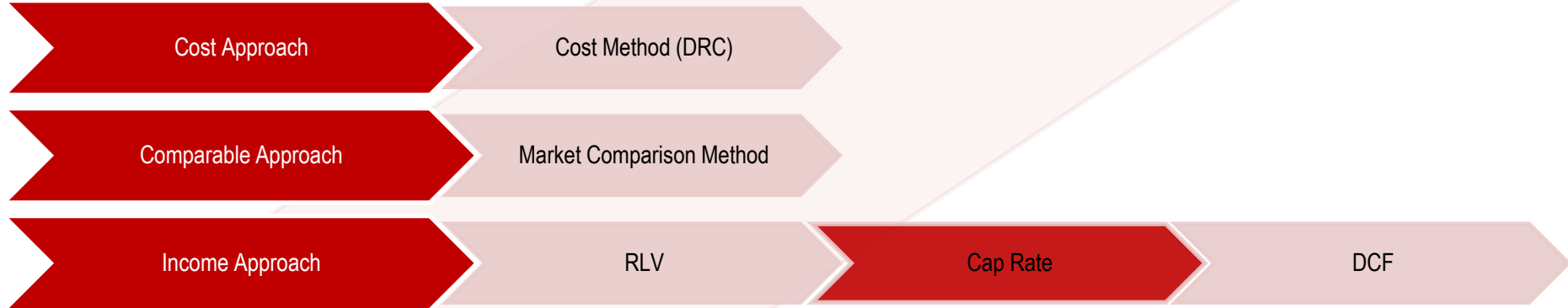






### 1.16 VALUATION APPROACH:

According to the International Valuation Standard Council (IVSC), and according to the TAQEEM valuation principles, there are 3 main types of real estate valuation Approach as follows:



#### DEPRECIATED REPLACEMENT COST (DRC)

A cost approach is a real estate valuation method that surmises that the price someone should pay for a piece of property should not exceed what someone would have to pay to build an equivalent building. In cost approach pricing, the market price for the property is equivalent to the cost of land plus cost of construction, less depreciation. It is often most accurate for market value when the property is new. Generally, the cost approach considers what the land, devoid of any structures, would cost, then adds the cost of building the structures, then depreciation is subtracted. The cost approach is most often used for public buildings, such as schools and churches, because it is difficult to find recently sold comparable properties in the local market, and public buildings do not earn income, so the income approach cannot be used, either. A property that already has improvements will usually contribute a certain amount of value to the site, but improvements can also lower property value if the site's potential buyers wish to use the property for another use that would entail removing some of the improvements to the current site. The cost approach is best used when improvements are new and there is adequate pricing information to value the property components. The cost approach may be less desirable if there are no recent sales of vacant land for which to compare, since the major method of valuing vacant lands is to use the sales comparison approach, or when construction costs are not readily available. The cost approach method includes:

- Estimate what the vacant property would be worth.
- Estimate the current cost of building the structures, then add that value to the value of the vacant land.
- Estimate the amount of accrued depreciation of the subject property, then subtract it from the total to arrive at the property's worth.



## COMPARABLE METHOD

This is the method most are familiar with as it is the accepted method for valuing residential real estate. Typically, this method involves selecting properties with similar characteristics in the same market area that have recently sold. Once those properties are found they are compared to the property in question and a professional appraiser will deduct value from the subject property for comparative deficiencies and increase value for advantages. Typically, this method is required if the investor is seeking conventional financing. For comparable information, property brokers, dealers and estate agents are contacted to ascertain the asking and selling prices for property of the nature in the immediate neighborhood and adjoining areas. Neighboring properties, which have been recently sold or purchased, are investigated to ascertain a reasonable selling price.

## CAPITALIZATION METHOD (CAP RATE)

The income approach values property by the amount of income that it can potentially generate. Hence, this method is used for apartments, office buildings, malls, and other property that generates a regular income.

The appraiser calculates the income according to the following steps:

- Estimate the potential annual gross income by doing market studies to determine what the property could earn, which may not be the same as what it is currently earning.
- The effective gross income is calculated by subtracting the vacancy rate and rent loss as estimated by the appraiser using market studies.
- The net operating income (NOI) is then calculated by subtracting the annual operating expenses from the effective gross income. Annual operating expenses include real estate taxes, insurance, utilities, maintenance, repairs, advertising and management expenses. Management expenses are included even if the owner is going to manage it, since the owner incurs an opportunity cost by managing it herself. The cost of capital items is not included, since it is not an operating expense. Hence, it does not include mortgage and interest, since this is a debt payment on a capital item.

Estimate the capitalization rate (aka cap rate), which is the rate of return, or yield, that other investors of property are getting in the local market.

## DISCOUNTED CASH FLOW (DCF)

The Discounted Cash Flow Method involves estimating net cash flows of an income generating property over specific period of time, and then calculating the present value of that series of cash flows by discounting those net cash flows using a selected "discount rate." A discounted cash flow method (DCF) is a valuation method used to estimate the attractiveness of an income generating property



### RESIDUAL LAND VALUE (RLV)

The residual land value is a method used to determine the value and potential profitability of a piece of property less any expenses related to the land. Residual land value is the value of the land that remains after any and all deductions associated with the cost of developing, maintaining or reselling the land. The application of the residual method of valuation is based on the principle that the price to be paid for a property that is suitable for development is equal to the difference between (i) the completed value of the highest and best form of permitted development and (ii) the total cost of carrying out that development. Thus, the net capital value of the completed development is assessed (after deducting any costs of sale) on the assumption that it has been developed for the most valuable form of development, and from that value is deducted the cost of all construction and building work required to carry out the development (including all ancillary costs, e.g. purchase costs, letting fees, finance, etc.), as well as an appropriate allowance for profit on the development

**With reference to the valuation purpose, taking into consideration the nature of the subject property, we will use the following ticked methods to estimate the market value of the subject property:**

	DRC	Comparable	Income Cap	DCF	RLV
Land	-----	-----	-----	-----	-----
Building	-----	-----	-----	-----	-----
Overall Property	-----	-----	✓	-----	-----





### 1.17 DISCLOSING CONFLICT OF INTEREST

We would like to bring to your attention the following:

*The subject property was previously valued by White Cubes  
 White Cubes was previously involved in selling activities related to the property  
 White Cubes was previously involved in advisory services related to the property*

No	If Yes		Remarks
	Client	Date	
✓	Mefic Capital	June 2018	-----
✓	-----	-----	-----
	-----	-----	-----

### 1.18 CONFIDENTIALITY

This document and / or any other documents received from the client are confidential between White Cubes Est. and the client. Except as may be required by any court or authority, the subject service shall not disclose or use or cause to be disclosed or used, at any time during the Term.

Any of the Client's secrets and/or confidential information, any other non-public information relating to the client business, financial or other affairs acquired by the subject service during the process remain confidential.



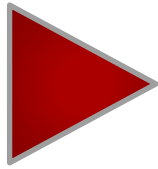
### 1.19 ENVIRONMENTAL MATTERS

We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination.

In undertaking our work, we have been instructed to assume that no contaminative or potentially contaminative use has ever been carried out on the property.

We have not carried out any investigation into past or present uses, either of the properties or of any neighboring land, to establish whether there is any contamination or potential for contamination to the subject properties from the use or site and have therefore assumed that none exists.

However, should it be established subsequently that contamination exists at the properties or on any neighboring land, or that the premises has been or is being put to any contaminative use, this might reduce the value now reported.



# PROPERTY INFO & VALUATION

This section indicates full description of the subject property / properties that contains the legal documents info, location, components, status, condition and many other elements.





## 2.1 PROPERTY DESCRIPTION

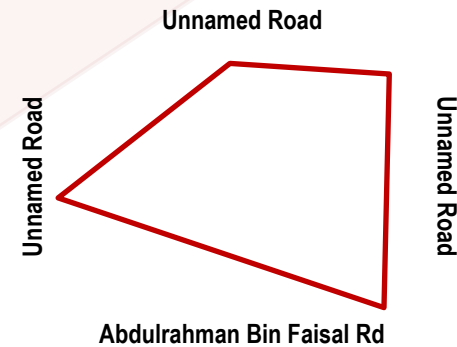
The subject property is a Residential Compound property located in Ad-Diriyah district, Riyadh city. The Property has a total land area of 29,820.62 Sqm, and a total BUA of 20,875 Sqm. The purpose of valuation that include the subject property is for Private Fund Semi-Annual Valuation Purposes.

## 2.2 TITLE DEED & OWNERSHIP

We were provided with copy of the title deed of the subject property which is owned by one title deed. The details of the subject property:

<b>City</b>	Riyadh
<b>District</b>	Ad-Diriyah
<b>Title deed Type</b>	Electronic
<b>T.D No.</b>	811602000494
<b>T.D Date</b>	27/11/1434 AH
<b>Title Deed Value</b>	N/A
<b>Date of Latest Transaction</b>	N/A
<b>Issued by</b>	Ad Diriyah Notary
<b>Property Type</b>	Residential Compound
<b>Land Area (Sqm)</b>	29,820.62
<b>Plot No.</b>	N/A
<b>Block No.</b>	N/A
<b>Layout No.</b>	Al-Talaa
<b>Owners</b>	Jisr Company for Real Estate Development
<b>Ownership</b>	Freehold
<b>Limitations of Document</b>	None
<b>Notes</b>	The client has provided us with copy of the Title Deed which was assumed to be correct and authentic. It is not in our scope to run legal diagnosis on any legal document.

## 2.3 BOUNDARIES



	North	South	East	West
<b>Pathway</b>	-----	-----	-----	-----
<b>Street</b>	✓	✓	✓	✓
<b>Plot</b>	-----	-----	-----	-----
<b>Block</b>	-----	-----	-----	-----
<b>Private Property</b>	-----	-----	-----	-----
<b>Mountain</b>	-----	-----	-----	-----
<b>Valley</b>	-----	-----	-----	-----
<b>Sea</b>	-----	-----	-----	-----
<b>River</b>	-----	-----	-----	-----
<b>Direct View on Sides Open</b>	Abdulrahman Bin Faisal Road			
	4			
<b>Length</b>	123.4 m	246.75 m	187.25 m	167.49 m



## 2.4 CONSTRUCTION & BUILDINGS

The subject property is a fully constructed residential compound composed. The Client has not provided us with a copy of the Construction Permit but has informed us that the subject property has a total BUA of 20,875 Sqm, and a total GLA of 17,675 Sqm. Also, the residential compound has 78 villa units and 20 apartments.

Subject Property	
Construction Permit Type	N/A
Property Type	N/A
Construction Permit No.	N/A
Construction Permit Date	N/A
Permit Expiry Date	N/A

The client has provided us with copy of the Title Deed which was assumed to correct and authentic. It is not in our scope to run legal diagnoses to any legal document.

The construction permit shows the maximum allowed BUA approved by the city municipality. Yet, the actual constructed BUA may vary. Therefore, if the client did not provide us with copy of the approved AS Build Drawings, then our valuation will be based on the provided construction permit.

In case the client did not provide us with any copy of legal documents that shows the total BUA, then we will estimate the BUA using our team skills combined by the city's municipality rules and regulations

Description	No. of Units	Area (sqm)	Use
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
<b>Total BAU (sqm)</b>		<b>20,875 Sqm</b>	

Source of BUA		Actual Age of the Property		Status of the property	
Construction Permit	-----	Construction Permit	-----	New	-----
As Built Drawings	-----	As Built Drawings	-----	Fully Constructed	✓
Other Documents	✓	Other Documents	-----	Under Construction	-----
Verbal Information	-----	Verbal Information	-----		
Estimation	-----	Estimation	✓		



## 2.5 LAND SPECS

The subject property (Land Only) has the following criteria:

Current Land Status	
Vacant	-----
Constructed	----- ✓
Under Construction	-----
Excavated	-----
Raw Land	-----

Current Land Use	
Commercial	-----
Industrial	-----
Residential	----- ✓
Agricultural	-----
Mix Use	-----

Current Land Grading	
Graded	----- ✓
Semi-Graded	-----
Mountain	-----
Valley	-----
Slope	-----

Current Surrounding Property	
Commercial	----- ✓
Industrial	-----
Residential	----- ✓
Agricultural	----- ✓
Vacant Lands	----- ✓

## 2.6 INFRASTRUCTURE FACILITIES:

	Available in the surrounding	Connected to the property
Water	✓	✓
Electricity	✓	✓
Tele-Communication	✓	✓
Sewage	✓	✓

All the infrastructural facilities are available in the surroundings and connected to the subject property.







## 2.7 OCCUPANCY & VACANCY

As per the leasing contract received from the client, the subject property is fully leased to one tenant. The below table shows the details of the leasing contract.

<b>Contract Date</b>	10/01/2012 – 16/02/1433
<b>First Party (Owner)</b>	Middle East Company for Financial Investment
<b>Second Party (Tenant)</b>	Abdullah Al-Bulaihed Sons Company
<b>Contract Duration</b>	5 Hijri Years
<b>Contract Annual Value</b>	SAR 9,500,000
<b>Total Contract Value</b>	SAR 47,500,000
<b>OPEX</b>	Paid by the tenant

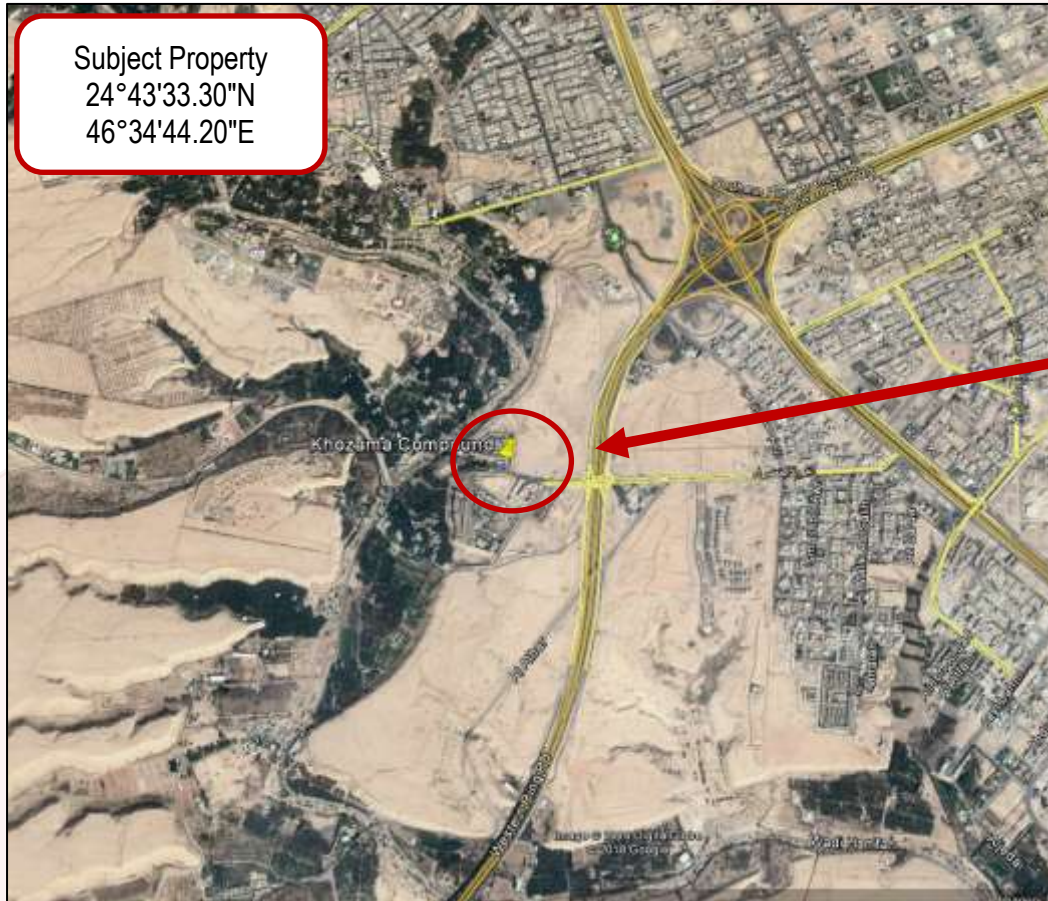
The client has also provided us with an addendum to the contract, which details are listed below:

<b>Addendum Date</b>	22/01/2017 – 24/04/1438
<b>Contract Duration</b>	6 Hijri Years
<b>Contract Maturity Date</b>	12/01/2018 – 24/04/1439
<b>Contract Annual Value</b>	10,450,000

The above contract has reached its maturity since January 2018. However, Client has verbally informed White Cubes that the contract is still effective. The said information is assumed to be correct, although we did not receive any document supporting the fact. Our calculations will be based on the said givens.

## 2.8 LOCATION

The subject property is located in Ad-Diriyah District in Riyadh city with a direct view on Abdulrahman Bin Faisal Road. The location and coordinates of the subject property are as follows:

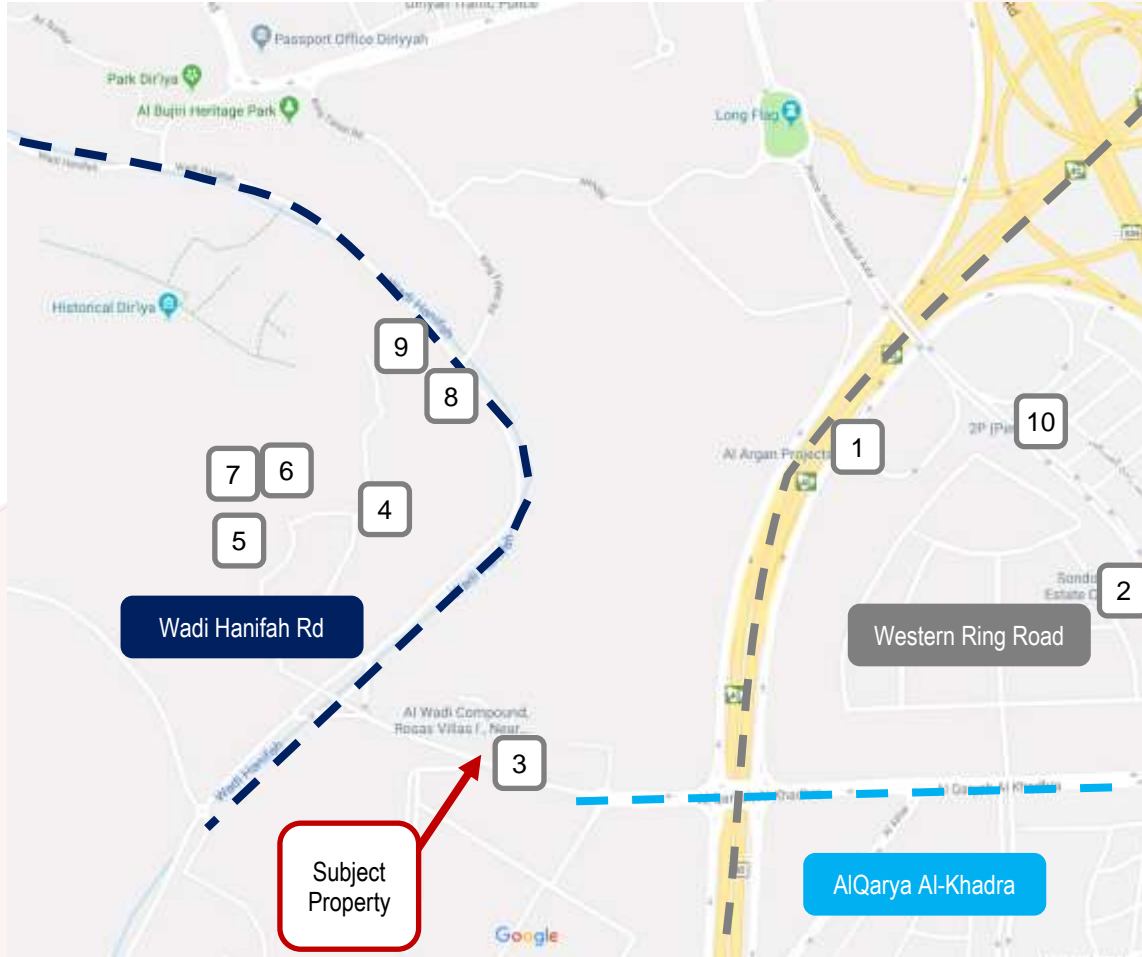


<b>N Coordinates</b>	24°43'33.30"N
<b>E Coordinates</b>	46°34'44.20"E
<b>City</b>	Riyadh
<b>District</b>	Ad-Diriyah
<b>Street</b>	Abdulrahman Bin Faisal Road
<b>Property Type</b>	Residential Compound

Source: White Cubes & Google Maps

## 2.9 ACCESS & LAND MARKS

The subject property can be accessed through the following main streets as shown in the map below.



### ACCESS TO SUBJECT PROPERTY

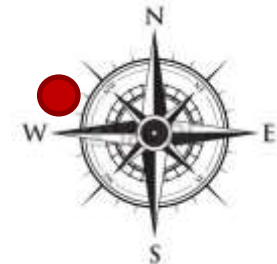
The subject property can be accessed through the following roads:

North Side:	---
South Side:	Al-Qarya Al-Khadra Street
East Side:	Western Ring Road
West Side:	Wadi Hanifah Road

### LAND MARKS

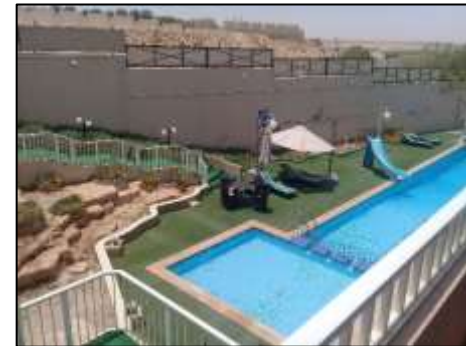
- 1- AlArgan Projects (Kilometres)
- 2- Sondas Real Estate Company (Kilometres)
- 3- Mazaj Restaurant (Kilometres)
- 4- Mosque (Kilometres)
- 5- Farm for Fresh vegetables (Kilometres)
- 6- Granja Ecologica (Kilometres)
- 7- Ennessi Farm (Kilometres)
- 8- Al Dawasir Mosque (Kilometres)
- 9- Al Derayah Farm (Kilometres)
- 10- Al Manashy Doors (Kilometres)

**Location of the subject property according to the City Center**



## 2.10 PHOTO RECORD

Date of Photos: December 17, 2018





## 2.11 DOCUMENTS RECEIVED

The client has provided us by clear copy of the following documents.

<b>Title Deed Copy</b> ✓	<b>Construction Permit</b>	<b>Krooki</b>
<b>Master Plan</b>	<b>Layouts</b>	<b>3D Design &amp; Perspectives</b>
<b>Pictures</b>	<b>Presentation of the subject property</b>	<b>Location Map</b>
<b>Location Link</b>	<b>Contact Details</b>	<b>Costing &amp; Budget</b>
<b>Tenant List</b>	<b>Leasing Contract</b> ✓	<b>Operational Cost - OPEX</b>
<b>Forecasts &amp; Expectations</b>	<b>Income &amp; Revenues</b>	<b>Others</b>

## 2.12 GENERAL ASSUMPTIONS

- The subject property is valued under the assumption of freehold status unless otherwise stated in the report.
- All the written and verbal information provided to us by the Client assumed to be up to date, complete and correct in relation to elements such as title deed, construction permits, land area, and any other relevant matters that are set out in the report.
- This report is a valuation report and not structural / building survey. Therefore, we did not carry out any structural due diligence, utilities check, services check, soil test, etc.
- All the inputs used in the valuation methodologies are based on the collected market data using our best know how and experience in the related market.
- The output of this report (Final Value), is based on the used assumptions, received documents from the client and available market data. Yet, the output estimates show an indicative value of the subject property / properties.



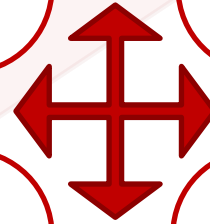
## 2.13 SWOT ANALYSIS

### STRENGTH

- The subject property is fully constructed and fully operating
- The subject property is fully leased for 5 years
- The subject property is open on 4 sides

### WEAKNESS

- The subject property is far from the city airport
- The subject property is far from the city downtown
- The subject property is not surrounded by remarkable landmarks



### OPPURTUNITY

- Good Level of demand for residential properties in the surrounding area

### THREAT

- Existing and upcoming similar projects
- The subject property is fully leased to one tenant with no increase revisions on the contract



## 2.14 RISK ANALYSIS

### SECTOR ANALYSIS

Risk Factor	Very Low Risk (1) 1-6	Minimal Risk (2) 8-12	Medium Risk (3) 13-18	Elevated Risk (4) 19-24	Very High Risk (5) 25-30
Overall Economy	-----	-----	✓	-----	-----
Sector Current Performance	✓	-----	-----	-----	-----
Sector Future Performance	-----	✓	-----	-----	-----
Occupancy Rates	-----	-----	✓	-----	-----
Supply Rate	-----	-----	-----	-----	✓
Demand Rate	-----	-----	-----	-----	✓
<b>Total Risk</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>0</b>	<b>10</b>
<b>Risk Category</b>	<b>19 Risk Points - Elevated Risk</b>				

### LAND ANALYSIS

Risk Factor	Very Low Risk (1) 1-5	Minimal Risk (2) 6-10	Medium Risk (3) 11-15	Elevated Risk (4) 16-20	Very High Risk (5) 21-25
Access	-----	-----	✓	-----	-----
Location	-----	-----	-----	✓	-----
Land Shape	-----	✓	-----	-----	-----
Surrounding Area facilities	-----	-----	-----	✓	-----
<b>Total Risk</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>8</b>	<b>0</b>
<b>Risk Category</b>	<b>13 Risk Points – Medium Risk</b>				

### PROPERTY ANALYSIS

Risk Factor	Very Low Risk (1) 1-3	Minimal Risk (2) 4-6	Medium Risk (3) 7-9	Elevated Risk (4) 10-12	Very High Risk (5) 13-15
Facilities & Amenities	-----	-----	✓	-----	-----
Management Skills	✓	-----	-----	-----	-----
Overall Condition	-----	✓	-----	-----	-----
<b>Total Risk</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>Risk Category</b>	<b>6 Risk Points - Minimal Risk</b>				



## 2.15 INCOME APPROACH – LEASING CONTRACT

REVENUES					
Unit Type	Quantity	Revenues			
Unit Type	Total GLA	No of Units	SAR / Sqm	SAR / Unit	Total Revenues
Residential Compound		The subject property is Fully leased to 1 tenant			SAR 10,450,000
-----	0	0	SAR 0	SAR 0	SAR 0
-----	0	0	SAR 0	SAR 0	SAR 0
<b>Total Revenues</b>					<b>SAR 10,450,000</b>
EXPENSES					
Unit Type	Management	Utilities	Maintenance	Others	Total Expenses
Residential Compound		All expenses will be paid by the tenant			0.00%
-----	0.00%	0.00%	0.00%	0.00%	0.00%
-----	0.00%	0.00%	0.00%	0.00%	0.00%
NET OPERATING INCOME					
Unit Type	Total Revenues	Total Expenses			NOI
Residential Compound	SAR 10,450,000	0.00%			SAR 10,450,000
-----	SAR 0	0.00%			SAR 0
-----	SAR 0	0.00%			SAR 0
<b>Total</b>					<b>SAR 10,450,000</b>
<b>Total Property Revenues</b>					SAR 10,450,000
<b>Total Property Expenses</b>					SAR 0
<b>Net Operating Income</b>					<b>SAR 10,450,000.00</b>
Net Operating Income	Cap Rate	Property Value		Rounded Value	
SAR 10,450,000.00	9.00%	116,111,111.11 SAR		<b>116,100,000 SAR</b>	

## 2.16 VALUATION NOTES

This property has been previously valued in June 2018, and we have noticed that there was no change in value due to the following reasons:

- 1- The client has requested to base the valuation on the current master lease contract
- 2- The master lease contract still active





## 2.17 SUBJECT PROPERTY VALUE

We are of an opinion that the total market value of the subject property taking into consideration the purpose of valuation by using the Income Approach is:

**Property Value: 116,100,000 SAR**  
**One Hundred Sixteen Million and One Hundred Thousand Saudi Riyals**

## 2.18 REPORT USE

This valuation is for the sole use of the named Client. This report is confidential to the Client, and that of their advisors, and we accept no responsibility whatsoever to any third party. No responsibility is accepted to any third party who may use or rely upon the whole or any part of the contents of this report. It should be noted that any subsequent amendments or changes in any form thereto will only be notified to the Client to whom it is authorized.

## 2.19 DISCLAIMER

In undertaking and executing this assignment, extreme care and precaution has been exercised. This report is based on the information supplied by the bank and or the owner/s of the property. The values may differ or vary periodically due to various unforeseen factors beyond our control such as supply and demand, inflation, local policies and tariffs, poor maintenance, variation in costs of various inputs, etc. It is beyond the scope of our services to ensure the consistency in values due to changing scenarios.

## 2.20 CONCLUSION:

We trust that this report and valuation fulfills the requirement of your instruction. The contents, formats, methodology and criteria outlined in this report are pending copyright. This report is compiled based on the information received to the best of our belief, knowledge and understanding. The information revealed in this report is strictly confidential and issued for the consideration of the client. The valuer's approval is required in writing to reproduce this report either electronically or otherwise and for further onward distribution, hence no part of this report may be copied without prior consent. We trust that this report and valuation fulfills the requirement of your instruction. The contents, formats, methodology and criteria outlined in this report are pending copyright.



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**Site Inspection Check**

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**WHITE CUBES REAL ESTATE**

**Dr. Mohammad Taha – CEO**

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**PHD, CVA, AEC**

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