

## MEFIC Quarterly Report | Q1 2021

**MEFIC REIT: is a Shariah-compliant Real Estate Investment Trust (REIT) that has the primary investment objective of providing its investors with periodic income by investing in income-generating assets in Saudi Arabia and GCC**

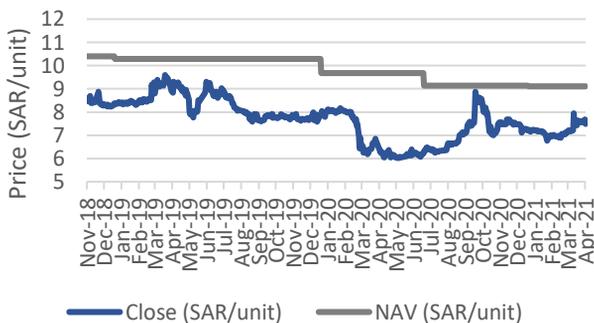
### Statistics of properties portfolio

No. of properties	7
No. of tenants	242
Total BUA	137,273
Total land area	148,586
Weighted Average Lease Expiry (WALE)	2.40
Occupancy rate	62%

### REIT information

No. of units	73,276,800
Fund Manager	MEFIC Capital
Dividend distribution policy	Semi - annual
REIT code	4346
Bloomberg code	meficabequity

### MEFIC REIT Unit performance (SAR/Unit)

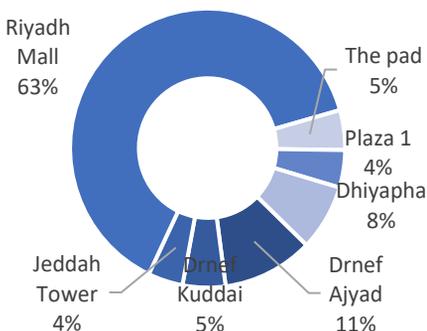


### Statistics of REIT as of 31 March 2021 (Unaudited)

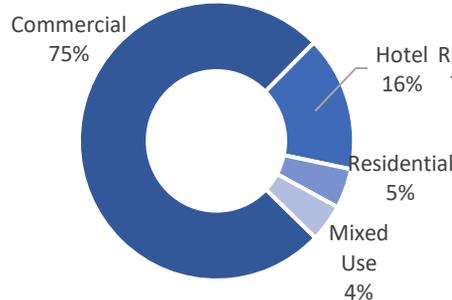
Market Cap (SAR)	558,369,216
Market price 31/3/2021 (SAR/Unit)	7.62
NAV (SAR)	667,227,300
NAV per unit (SAR/ Unit)	9.1056
Properties Value (book value) (SAR)	1,042,287,158
Properties Value (Avg fair value) (SAR)	1,066,110,245

### Property portfolio breakdown

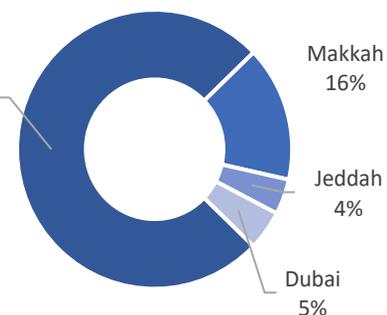
#### Property breakdown



#### Sector breakdown



#### Geographic location breakdown



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REIT KPIs during Q1 2021 (Unaudited)	
Net Income (loss) (SAR)*	(2,462,570) loss
EPS (SAR/unit)	-0.03 loss
DPS (SAR/unit)****	0.15
Rental income to market cap (annualized)	9%
Dividend yield (annualized) %	1.50%
Expenses/cost to rental income **	29.06%
Expenses/cost to total assets **	0.3%
Debt to Asset ***	30%

\* From Jan to March 2021

\*\* Properties OPEX and REIT Expenses

\*\*\*Interest bearing debt

\*\*\*\* for H2 2020

### MEFIC REIT Update

- On 31 March 2021, MEFIC REIT announced its 2020 annual financial result posting loss of SAR 66.9 mn.
- On 31 March 2021, MEFIC REIT announced the distribution of cash dividends (SAR 0.15/unit) to Fund unit holders for the period from 1 July 2020 to 31 December 2020.