CENTURY 21
Saudi Arabia

Real Estate Appraisal Report

Submitted to/Al Jazira REIT

الجزيرة كابيتال
aljazira capital

(Warehouse Land) in Jeddah – Al-Wadi District

Report number: | R260505 Report date : 2026/07/29 | Deposit code :1817334

العالـــم فـــي خدمتـــك

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CENTURY 21 Saudi Arabia

Real Estate Valuation Report

(Warehouse Land)

Jeddah – Al Wadi District

Prepared for:

Al Jazira REIT

TAQEEM
الهيئة السعودية للمقيمين المعتمدين
Saudi Authority of Accredited Valuers

License number 752/18/323

License Registration Date: 01/03/1437 AH

Commercial Registration 1010608364

More than 147,785

Consultant and real estate

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Century 21 Saudi Arabia

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Introduction

Al Jazira REIT
Dear Sir,

In accordance with your instructions, we now take pleasure in enclosing our report and Fair Valuation of the Warehouse land located in Jeddah Al-Wadi neighborhood.

We reviewed the documents received from the client (title deed, lease contracts, building permits, plots, areas and dimensions of warehouses) and assumed their validity and the absence of any encumbrances that might affect the appraisal process. In this summary, we have endeavored to provide our opinion on the property's market value based on the information provided by the client.

The estimated property is a plot of land with warehouses built on it, with a total land area of (31,796.08) square meters only, according to the deed, and a total building area of (14,837.79) square meters only, according to the building permit, and a total building area of (25,411.20) square meters only, according to the client’s statement.

We estimate the fair value of the property in its current state as at the date of the valuation, 30th June 2026 and taking into account the location, at an amount of only **SAR 53,644,875 (Fifty-Three Million Six Hundred Forty-Four Thousand Eight Hundred Seventy-Five Saudi Riyals Only)**

CENTURY 21.
شركة القرن الواحد والعشرين وشريكة
سجل تجاري 1010608364

General Manager
Al Waleed bin Hamad Al Zouman
121000038

الوليد

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Table of Content

Scope of work - Components	
Client	Al Jazira REIT
Users of Report	Al Jazira REIT
Other User	A public report published for shareholders of Aljazira REIT Fund, used by the Fund Manager (Aljazira Capital) for the periodic valuation of the Fund only.
Property Valuation	Warehouse Land
Property Location	Jeddah – Al Wadi District
Valuation Purpose	Periodic valuation of Al-Jazira REIT Fund in accordance with the requirements of the Capital Market Authority
Valuation Method	Fair value
Value-in-use assumption	Current Value
Plot no.	129 to 142
Plan No.	503 / ص /ج
Block No.	-
Deed No.	493836017954
Deed Date	1447/07/29 هـ
Ownership Type	Freehold
Owner	AlJazira Mawtin Real Estate Fund Co.
Public Notary	First Notary Public Office in Jeddah
Type of Property- Building Permit	Warehouses
Inspection Date	05/07/2026
Report Date	30/06/2026
Report Publish Date	29/07/2026
Property Value	**SAR 53,644,875| (Fifty-Three Million Six Hundred Forty-Four Thousand Eight Hundred Seventy-Five Saudi Riyals Only)**

Scope of Work

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Scope of work

The Scope of work clauses meet the general requirements of Scope of Work Standard No. 101 of the International Valuation Standards as stated in the version of the International Assessment Standards 2025 issued by the Saudi Authority for Accredited Valuers.

Components				
ID of Valuator	1. Al-Waleed Bin Zouman Membership 1210000038	2. Hamza Al-Din Riad Membership 1220001578	3. Mohamed Al Khatlan Membership 1210002327	4. Murad Al Masri Membership 1220001641
Professional Registration Number	1010608364			
End Date	1448/08/13			
Client	Al Jazira REIT			
Report user	A public report published for unit holders of Aljazira REIT Fund, used by the Fund Manager (Aljazira Capital) for the periodic evaluation of the Fund only.			
Valuation Topic	The estimated property is a plot of land with warehouses built on it, with a total land area of (31,796.08) square meters only, according to the deed, and a total building area of (14,837.79) square meters only, according to the building permit, and a total building area of (25,411.20) square meters only, according to the client’s statement.			
Currency of Valuation	The valuation and all accounts are in Saudi Riyals.			
Purpose of Valuation	Periodic Valuation of Fund as required by Capital Market Authority			
Basis of Valuation	Fair value: defined as the price received for the sale of an asset or paid for the transfer of a liability in an orderly transaction between market participants at the measurement date (Source: International Valuation Standards 2025).			
Research Scope	The field survey of the properties under valuation and similar properties was conducted, and we worked as much as possible to collect and analyze data to produce results that serve this report and its intended purpose.			
Nature & Source of Information	In preparing this report, we relied on the information provided to us by the client. We assume that the information is correct. Reliance was placed on this information in order to arrive at the value. We also relied on the information and data from Century 21 and from the previous valuation work, ongoing field survey and the company's research department.			
Contract number	260622			

Assumptions

Scope of work - Components	Description
Report type	The report contains an integrated explanation of all valuation works including steps and data, information, and accounts, and otherwise.
Restrictions on the use of Report	This report is prepared for the exclusive use of the client only and it may not be used except for the mentioned purpose. The report should not be distributed or published or part thereof only after written consent from Century 21 Real Estate Appraisal. As intended the valuation report may be traded on the Tadawul website, the Fund Manager's website and/or in such manner as the Fund Manager deems appropriate.
Standards Followed	The valuation has been prepared in accordance with the International Valuation Standards (IVS) – 2025 Edition, as issued by the Saudi Authority for Accredited Valuers (TAQEEM).
Inspection & Valuation	There were no restrictions affecting the inspection, investigation, or analytical work carried out during the valuation assignment.
Conflict of interest	We acknowledge that we (Century 21 Real Estate Appraisal) do not have any interest in the real estate, and there is no conflict of interest with the parties and the participating real estate, whether at the present time or possible in the future.
Limitation of Liability and Independence	We acknowledge that there is no conflict of interest with the parties to the valuation process and the property subject to valuation. The valuation process was carried out completely independently and without any prejudice

Assumptions

Important and special assumptions	
Important assumptions:	• The valuation is based on documents provided by the client, and their accuracy and authenticity have been assumed to be correct. • The property has been valued on the assumption that it is free from any amendments, encroachments, or overlapping rights affecting ownership or use. • This report has been prepared on the assumption that no hazardous or contaminated materials exist on the site that could materially affect its value. Should there be any concern regarding such matters, it is recommended that qualified specialists be engaged to conduct the necessary investigations and confirm the site's environmental condition.
Special assumptions:	• The property consists of land with warehouses built on it. • A field survey of similar land was conducted, but no comparable properties were found. Therefore, the income method (remaining value of raw land) was used to determine the fair value of the land. • The cost method (replacement method) was used to determine the value of the buildings. The warehouses' dimensions and areas were provided and used as the basis for this valuation. • The income method (direct market capitalization method) was used to determine the fair value of the property. • An 8% capitalization rate was applied to the property based on the comparisons included in the valuation process and the property's location.

Work Plan

Scope of work

01

Meeting the client and determine the scope of work which involves the purpose of valuation and the basis of value, the parties concerned, valuation date, any special or important assumptions, includes clarity of mandate and its expected outputs.

Site Inspection & Analysis

02

Property inspection and identify its characteristics & specifications, matching documents, and analysis of the property and the surrounding real estate site uses specifying the geographical scope of the research projects and activities appropriate thereof.

Data collection and Analysis

03

Collecting field and market data and analyze market trends and current market indicators that will be relied upon when applying valuation methods.

Application of Valuation Methods

04

Based on the scope of work and analysis of the market the appropriate valuation method is determined. The assumptions and inputs are used to determine the market value.

Estimated Value

05

The valuation methods used to reach at the final market value of the property are reconciled to arrive at our final estimate of value

Report Preparation

06

Prepare the valuation report in accordance with the scope of work to include data & results and outputs that have been reached through the previous stages of work.

Subject Property

Site Inspection & Analysis

Location of the property:

The property is located in Jeddah - Al-Wadi district

Location Coordinates	
N 21.323944	E 39.188806
Site	

Legal Description:

The estimated property is a plot of land with warehouses built on it, with a total land area of (31,796.08) square meters only, according to the deed, and a total building area of (14,837.79) square meters only, according to the building permit, and a total building area of (25,411.20) square meters only, according to the client’s statement.

#	Deed No.	Plot No.	Plan No.	Area – sqm	Use
1	493836017954	129 to 142	503 / ص/ ج	31,796.08	Warehouse

Borders and lengths		
Direction	**Lengths**	**Border**
North	107.07 m	Street width 32m
South	107.07 m	Street width 60m
East	288.25 m	Street width 32m
West	288.25 m	Street width 25m

Legal Description:

Building components according to the permit.
Detailed as follows:

Building components		
Components	Area - sqm	use
Ground Floor	14,837.79	Warehouse
Total Built Up Area - sqm	14,837.79	
Ground Floor	1,515	Car Parking
Fences	787.3621	Service
Building Age	11	
License No.	3400089361	
Date	1434/07/24 AH	
Expiry Date	1437/07/24 AH	
License type	-	
Note	-	

Legal Description:

Building components as per client's statement.
Detailed as follows:

Construction components		
Components	Area - sqm	use
Warehouse	25,411.20	Warehouse
Total Built Up Area - sqm	25,411.20	
Fences	787.36	Service
Building Age	11	
Note	-	

Site Inspection & Analysis

Services And Facilities Available on the Property			
Phone network	Sewage network	Water	Electricity
✓	✓	✓	✓
Parks	Water drainage network	Public markets	Mosque
✓	✓	✓	✓
Hotel	Government Services	Health Services	Commercial Center
✓	✓	✓	✓
Civil Defense	Fuel Station	Restaurants	Banks
✓	✓	✓	✓

Inspection:

Upon inspecting the property, we found that it matched the data received from the client as warehouse land.

Pictures






Property Valuation

1. The overall landscape of the logistics sector in the Kingdom:

Structural transformation of the sector:
Logistics real estate has transformed from a traditional service-oriented real estate asset into one of the most attractive and profitable real estate sectors, benefiting from the initiatives of "Vision 2030" and the National Transport and Logistics Strategy.

Targeted growth rates:
The logistics and warehousing market in the Kingdom is recording a compound annual growth rate (CAGR) of between 7.5% and 8%, supported by the Kingdom's goal of becoming a global logistics hub connecting three continents.

Entry of investment funds:
The Kingdom is witnessing a large turnout from real estate and direct investment funds to acquire and develop logistics assets through long-term lease contracts.

Supply shortage of premium (Grade A):
The market is experiencing a clear gap between supply and demand; there is a shortage of high-specification smart warehouses (heights exceeding 10-12 meters, super-level concrete floors, and advanced fire and cooling systems), compared to an abundance of traditional old warehouses (Grade B/C).

2. Key drivers of market demand:

Expansion of e-commerce:
The continued rise in online shopping and express delivery rates is increasing demand for two types of assets: comprehensive collection and distribution centers and last-mile centers located near residential areas.

Government initiatives and economic zones:
Investments by the Saudi Industrial Cities Authority “MODON”, the Ports Authority “Mawani”, and the launch of special logistics zones and customs bonded zones have provided a flexible and attractive environment for the flow of foreign and local capital.

Food and drug supply chains:
Increased FDA requirements and stricter storage regulations have created a high demand for refrigerated and frozen warehouses.

3. Field analysis of the logistics real estate market in Jeddah:

Jeddah enjoys a unique status as the Kingdom's primary maritime and logistical gateway on the Red Sea via Jeddah Islamic Port and King Abdulaziz International Airport.

1. Performance indicators and investment returns in Jeddah:

Occupancy Rates:
Warehouses that meet the requirements of the Civil Defense and the Food and Drug Authority (Grade A) record very high occupancy rates ranging from 90% to 95%.
Net return on investment (Cap Rate / Yield):
The net returns for logistics properties in Jeddah range between 8.5% and 9.5%, which is higher compared to traditional offices and commercial centers.

2. Future investment trends:

Build-to-Suit:
Developers are approaching agreements with anchor tenants to build warehouses with specific engineering and technological specifications in exchange for binding lease contracts that extend from 10 to 15 years.

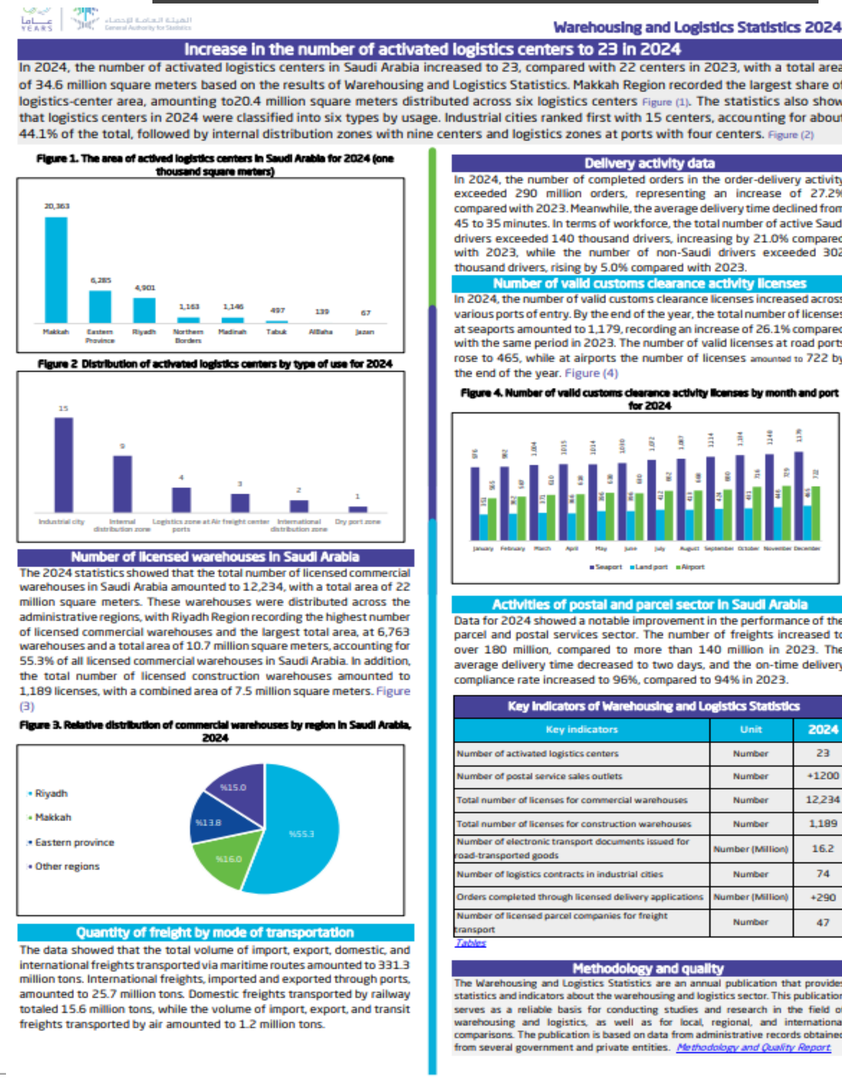
Sale-Leaseback strategy:
Operating companies sell their logistics assets to real estate funds and immediately lease them back, to provide liquidity and focus on the main operating activity.

Brownfield Redevelopment:
A viable investment opportunity involving the purchase of old warehouses in central locations such as Al-Khamra, and their reconstruction and upgrading into Class A smart warehouses.

Green warehouses and automation:
Increasing tenant reliance on warehouses equipped with smart lighting, solar panels and automation technologies to reduce operating costs and carbon emissions.

3. Key risks and challenges:

High land and financing costs:
High prices for serviced land designated for logistical use near Jeddah's urban area, coupled with high financing costs.
Green warehouses and automation:
Strict regulatory requirements approved by municipalities, civil defense, and the Food and Drug Authority necessitate significant initial capital (Capex) to secure licensing and operation.
Technological obsolescence:
Traditional warehouses that do not offer high storage heights or sufficient space for truck turnaround face the risk of declining rental value and difficulty in securing occupancy.


Warehousing and Logistics Statistics 2024

Increase in the number of activated logistics centers to 23 in 2024

In 2024, the number of activated logistics centers in Saudi Arabia increased to 23, compared with 22 centers in 2023, with a total area of 34.6 million square meters based on the results of Warehousing and Logistics Statistics. Makkah Region recorded the largest share of logistics-center area, amounting to20.4 million square meters distributed across six logistics centers Figure (1). The statistics also show that logistics centers in 2024 were classified into six types by usage. Industrial cities ranked first with 15 centers, accounting for about 44.1% of the total, followed by internal distribution zones with nine centers and logistics zones at ports with four centers. Figure (2)

Figure 1. The area of actived logistics centers in Saudi Arabia for 2024 (one thousand square meters)

Figure 2 Distribution of activated logistics centers by type of use for 2024

Number of licensed warehouses in Saudi Arabia

The 2024 statistics showed that the total number of licensed commercial warehouses in Saudi Arabia amounted to 12,234, with a total area of 22 million square meters. These warehouses were distributed across the administrative regions, with Riyadh Region recording the highest number of licensed commercial warehouses and the largest total area, at 6,763 warehouses and a total area of 10.7 million square meters, accounting for 55.3% of all licensed commercial warehouses in Saudi Arabia. In addition, the total number of licensed construction warehouses amounted to 1,189 licenses, with a combined area of 7.5 million square meters. Figure (3)

Figure 3. Relative distribution of commercial warehouses by region in Saudi Arabia, 2024

Quantity of freight by mode of transportation

The data showed that the total volume of import, export, domestic, and international freights transported via maritime routes amounted to 331.3 million tons. International freights, imported and exported through ports, amounted to 25.7 million tons. Domestic freights transported by railway totaled 15.6 million tons, while the volume of import, export, and transit freights transported by air amounted to 1.2 million tons.

Delivery activity data

In 2024, the number of completed orders in the order-delivery activity exceeded 290 million orders, representing an increase of 27.2% compared with 2023. Meanwhile, the average delivery time declined from 45 to 35 minutes. In terms of workforce, the total number of active Saudi drivers exceeded 140 thousand drivers, increasing by 21.0% compared with 2023, while the number of non-Saudi drivers exceeded 302 thousand drivers, rising by 5.0% compared with 2023.

Number of valid customs clearance activity licenses

In 2024, the number of valid customs clearance licenses increased across various ports of entry. By the end of the year, the total number of licenses at seaports amounted to 1,179, recording an increase of 26.1% compared with the same period in 2023. The number of valid licenses at road ports rose to 465, while at airports the number of licenses amounted to 722 by the end of the year. Figure (4)

Figure 4. Number of valid customs clearance activity licenses by month and port for 2024

Activities of postal and parcel sector in Saudi Arabia

Data for 2024 showed a notable improvement in the performance of the parcel and postal services sector. The number of freights increased to over 180 million, compared to more than 140 million in 2023. The average delivery time decreased to two days, and the on-time delivery compliance rate increased to 96%, compared to 94% in 2023.

Key Indicators of Warehousing and Logistics Statistics

Key indicators	Unit	2024
Number of activated logistics centers	Number	23
Number of postal service sales outlets	Number	+1200
Total number of licenses for commercial warehouses	Number	12,234
Total number of licenses for construction warehouses	Number	1,189
Number of electronic transport documents issued for road-transported goods	Number (Million)	16.2
Number of logistics contracts in industrial cities	Number	74
Orders completed through licensed delivery applications	Number (Million)	+290
Number of licensed parcel companies for freight transport	Number	47

Tables

Methodology and quality

The Warehousing and Logistics Statistics are an annual publication that provides statistics and indicators about the warehousing and logistics sector. This publication serves as a reliable basis for conducting studies and research in the field of warehousing and logistics, as well as for local, regional, and international comparisons. The publication is based on data from administrative records obtained from several government and private entities. Methodology and Quality Report

Valuation Methods

01

Market Method

The market method is an indicator of value by comparing the asset with identical or comparable (similar) assets for which price information is available, and the market method contains the following methods:

- **Comparable Transactions Method.**
- **Indicative method for trade comparable**

02

Income method

The income approach provides an indication of value by converting future cash flows into a single present value. According to this method, the value of the asset is determined by referring to the value of the revenues and cash flows that the asset generates or the costs that it absorbs. The income method contains the following methods:

- **Cash flow method(DCF).**

03

Cost method

The cost approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than it would cost to acquire an asset of similar utility by either purchasing or building unless time, inconvenience, risk or other factors are involved. The method provides an indication of value by calculating the current cost of replacing or reproducing the asset, then deducting physical wear and tear and all other forms of obsolescence. The cost method contains the following methods:

- **Replacement cost method.**
- **Reproduction cost method.**
- **Combination method.**

Valuation Methods Used

Valuation Methods	Market	Income	Cost
Method Used	The purpose of the valuation is not appropriate.	The purpose of the valuation is appropriate.	The purpose of the valuation is appropriate.
Valuation Methods used	-	Residual Value + Direct capitalization	Replacement
Reasons for use	-	Nature of the property and its uses	A basic method for determining the construction costs of the property

Market Value Calculation

Calculating the average price per square meter for main warehouse land:

#	District	Area m²	SAR/sqm	Coordinates	Link
1	Al Wadi	6,600	1,623	21.318725, 39.172455	Location
2	Al Wadi	10,510.50	1,379	21.319480, 39.172466	Location
Average Price per sqm - SAR					1,501
Market adjustment				0%	SAR 0
Site adjustment				5%	SAR 75
Average price per square meter after adjustments					SAR 1,576
Average price per square meter after rounding					SAR 1,600

Market Value Calculation

Calculating the average price per square meter for internal warehouse land:

#	District	Area m²	SAR/sqm	Coordinates	Link
1	Al Wadi	1,701	1,461	21.311569, 39.184784	Location
2	Al Wadi	2,473	1,520	21.324622, 39.165651	Location
Average Price per sqm - SAR					1,491
Market adjustment				0%	SAR 0
Site adjustment				5%	SAR 75
Average price per square meter after adjustments					SAR 1,416
Average price per square meter after rounding					SAR 1,400

Residual Value Calculation

Calculating land value using the income method and the residual value method:
Residual Value Method Static Model

Gross Development Vale			
Area Distribution and price per sqm		Project selling value	
Land Area	31,796.08 sqm	Saleable Land Area	28,616 sqm
Service ratio	10%		
Main warehouse area ratio	17%	Land area of main warehouses	4,825 sqm
Average Price per sqm	SAR 1,600	Sale Value - SAR	7,720,000
Internal warehouse ratio	83%	Land area of Internal warehouses	23,791 sqm
Average Price per sqm	SAR 1,400	Sale Value - SAR	33,307,400
Total land sales	**SAR 41,027,400**		

Discount rate	
Government bond yield rate	5.125%
Inflation rate	1.80%
Market risks	2.00%
Property risks	1.50%
Discount rate	10.43%

Third: Building cost			
Building construction cost			
Cost ratios - Per sqm		**Cost value**	
Land development cost	100	Land development	3,179,608
Subdivision fees	2%	Subdivision fees	63,592
Professional fees	2%	Professional fees	63,592
Advertising and marketing fees	2%	Advertising and marketing fees	63,592
Contingency costs	5%	Contingency costs	158,980
Financing cost	7.0%	Financing cost	111,286
Implementation period	1	Implementation period	
Developers profit	20%	Developers profit	635,922
Total land development costs		4,276,573	

Land value		
Land value after deducting development costs; future value		SR 36,750,827
Discount factor	10.43%	0.91
Fair value of the land		SR 33,281,256
Fair value per square meter of land		SR 1,046.71
Fair value per meter of land after rounding		SR 1,047.00

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Replacement cost Calculation

Calculating the value of a building using the replacement cost method: Replacement cost

First: Estimating the value of the land		
Land area	31,796.08	m2
Price per sqm	1,047.00	SAR / m2
Land cost	33,290,496	SAR

Second: BUA	m2
Warehouses	25,411.20
Fences	787.36
Total BUA	**25,411.20**

Third: Building cost			
Building construction cost			
Costs per sqm - SAR		Cost value	
Warehouse Construction	550	Warehouse Construction cost	13,976,160
Fences	400	Fences Construction cost	314,944
Total Construction Cost		14,291,104	
Other costs			
Costs		Cost value	
Professional consultations	2%	Professional consultations	285,822
Management	2%	Management	285,822
Service Fee	2%	Service Fee	285,822
Financing cost	7.0%	Financing cost	500,189
Implementation period	1		
Developer profit	15%	Developer profit	2,143,666
Total other costs		3,501,320	
Total building costs		17,792,424	

Fourth: Depreciation cost		
Actual Age	11 Years	Based on the resident's opinion
Economic Life	30 Years	
Depreciation Rate	37%	40%
Depreciated Value	SAR 6,523,889	SAR 7,116,970

Fifth: Property value	
Replacement Cost of the Building	SAR 10,675,454.7
Land Value	SAR 33,290,495.8
Capital Value of the Property	SAR 43,965,950.4
Rounded Capital Value of the Property	**SAR 43,966,000**

Average Rent Calculation:

Warehouses					
No.	Location	Area	Rent/sqm	Coordinate	Location link
1	Al Wadi	13,000	140	21.317316, 39.162522	Click here
2	Al Wadi	13,000	115	21.305086, 39.188101	Click here
3	Al Wadi	12,142	130	21.318144, 39.180978	Click here
Average rent per meter					128
Market adjustment				0%	0
Site adjustment				-10%	-13
Average rent per meter after adjustments					116
Average rent per square meter after rounding					120

Income Summary:

Estimated Market Rental Income			
Property Type	**Leasable Area**	**Rental Rate**	**Annual Rental Value**
Warehouse	31,796.08 sqm	SAR 120/sqm	SAR 3,815,530
Total Income			SAR 3,815,530

Market Value Calculation

Calculating income using the direct capitalization method:

Calculating income using the direct capitalization method: (according to the market)

Location	Property	Cap Rate
Al Khabeer REIT	Warehouse	8.50%
Deraya REIT	Warehouse	8.00%
Deraya REIT	Warehouse	8.30%
Average rate of return		**8.00%**

Calculating income using the direct capitalization method			
#	Rental Area - sqm	Price per sqm - SAR	Total
Warehouse	31,796.08	140	3,815,530
Total Income			3,815,530
Vacancy rate		0%	0
Total actual income			3,815,530
Opex		0%	0
Net operating income (NOI)			3,815,530
Cap rate			8.00%
Total Property Value - SAR			**47,694,120**

Income Summary: (As per contract)

Estimated Market Rental Income			
Property Type	**Leasable Area**	**Rental Rate**	**Annual Rental Value**
Warehouse	31,796.08 sqm	SAR 134.972/sqm	SAR 4,291,590
Total Income			SAR 4,291,590

Fair Value Calculation

Calculating income using the direct capitalization method:

Calculating income using the direct capitalization method: (according to the contract)

Location	Property	Cap Rate
Al Khabeer REIT	Warehouse	8.50%
Deraya REIT	Warehouse	8.00%
Deraya REIT	Warehouse	8.30%
Average rate of return		**8.00%**

Calculating income using the direct capitalization method			
#	Rental Area - sqm	Price per sqm - SAR	Total
Warehouse	31,796.08	134	4,291,590
Total Income			4,291,590
Vacancy rate		0%	0
Total actual income			4,291,590
Opex		0%	0
Net operating income (NOI)			4,291,590
Cap rate			8.00%
Total Property Value - SAR			**53,644,875**

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Final Value of Property

Value Summary:

Based on the application of the income method to arrive at value, the fair value of the property in its current condition in Saudi Riyals is:

SAR 53,644,875 Saudi Riyal

Final value in words

Fifty-Three Million Six Hundred forty-four Thousand eight hundred seventy-five Saudi Riyals

Valuation Approval	**Valuer & Reviewer**	**Associate Valuer**	**Property inspection**
General Manager	Project valuation Manager	Real estate appraiser	Real estate appraiser
Al-Waleed Bin Zouman	Hamza Al-Din Riad	Mohamed Al Khatlan	Murad Al Masri
Membership	Membership	Membership	Membership
1210000038	1220001578	1210002327	1220001641

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شركة القرن الواحد والعشرين وشريكة
سجل تجاري 1010608364

Attachments

Attachments

وزارة العدل — رقم الصك: 493836017954

سلطان سعيد خيشان الجلسي — التاريـــخ: 1447/07/29

جدة

ترخيص رقم :39/1080

صك الافراغ

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد: فإن قطعة الارض رقم 129 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 130 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 131 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 132 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 133 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 134 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 135 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 136 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 137 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 138 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 139 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 140 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 141 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . و قطعة الارض رقم 142 من المخطط رقم 503 / ج/ ص الواقع في حي الوادى بمدينة جدة . وحدودها واطوالها : شمالا: شارع عرض 32م بطول، 100 بطول، مائة متر ثم ينكسر جنوب غرب بطول، 7.07م جنوبا: شارع عرض 60م بطول، 100.06 بطول، مائة متر و ستة سنتمتر ثم ينكسر شمال، شرق بطول، 6.96م شرقا: شارع عرض 32م بطول، 281.18 بطول، مئتين و واحد و ثمانون متر و ثمانية عشر سنتمتر ثم ينكسر شمال، غرب بطول، 7.07م غربا: شارع عرض 25م بطول، 277.84 بطول، مئتين و سبعة و سبعون متراً و أربعة و ثمانون سنتمتراً ثم ينكسر جنوب شرق بطول، 7.18م ومساحتها 31796.08 واحد و ثلاثون ألفا و سبعمائة و ستة و تسعون متر مربعاً و ثمانية سنتمتراً مربعاً بموجب الصك الصادر من كتابة العدل الاولى بجدة برقم 920205026530 في 12 / 05 / 1438 قد أصبحت في ملك/ شركة صندوق موطن الجزيرة العقارية بموجب الرقم الوطني الموحد للمنشأة رقم 7002591589 وعليه جرى التصديق تحريراً في 1447 / 07 / 29 لاعتماده ،وصلى الله على نبينا محمد واله وصحبه وسلم.

الموثق — الختم الرسمي

سلطان سعيد خيشان الجلسي

Deed

Attachments

أمانة محافظة جدة

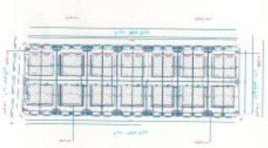
الإدارة المركزية لرخص البناء

رخصة بناء مفعلة

رقم رخصة البناء:	3400089361	تاريخها	24- رجب-1434	البلدية	الجنوب		
		صالحة إلى	24- رجب-1437				
رخصة بناء:	مستودع						
اسم المالك:	شركة موطن العقارية						
نوع هوية:	تجاري	رقمها	1010241193	تاريخها		مصدرها	الرياض
صك ملكية رقم:	172/2928/11	تاريخ	02- رجب-1433			مصدر	كتابه عدل جدة
رقم المبنى:	غير مرقم	شارع	غير مسمى			حي	الوادي
رقم القطعة:	129 الى 142	المخطط	503/ج/س	رقم الكروكي	300521910	شرقيات	19830.46	شماليات	8248.18

قد رخص للمالك بناء عدد 1 دور بموجب الحدود و الأبعاد و الإرتدادات و البروزات

المحتويات	سكني	تجاري: محلات	تجاري: مكاتب	مواقف السيارات	وحدات أخرى	مساحة الدور
البدروم						
طابق المواقف						
الطابق الأرضي				1515	14837.79	14837.79
طابق الميزانين						
الطابق الأول						
الطابق الثاني						
الطابق الثالث						
الطابق المكرر						
أرضي فيلا السطح						
علوي فيلا السطح						
الملحق العلوي						
وحدات أخرى						



عدد الوحدات السكنية:	28	طول الأسوار	787.3621
اسم المكتب الهندسي	شركة الهرم للاستشارات الهندسية		
رقم رخصة المكتب المشرف	شركة الهرم للاستشارات الهندسية		

الرسوم	رقم الإيصال	تاريخ الإيصال
15180.38	3412041445	20- رجب-1434

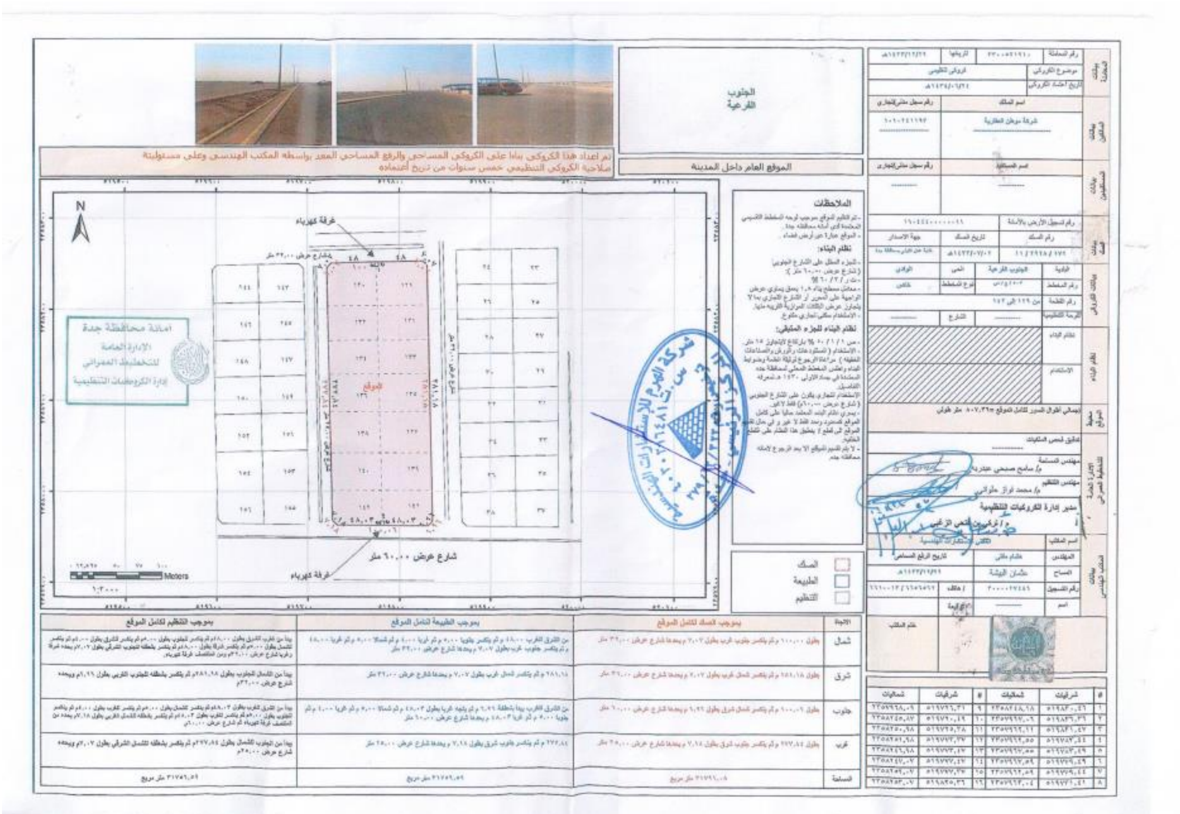
* تم إحضار العقود المطلوبة حسب النظام

المدقق الإداري	خدمة العملاء	
المدقق القانوني والفني		
المدير	بسام الراجحي	
ملاحظه هامة	يجب الإلتزام بالتعليمات خلف الرخصة	الختم

جدة أمانة
فلنؤد الأمانة

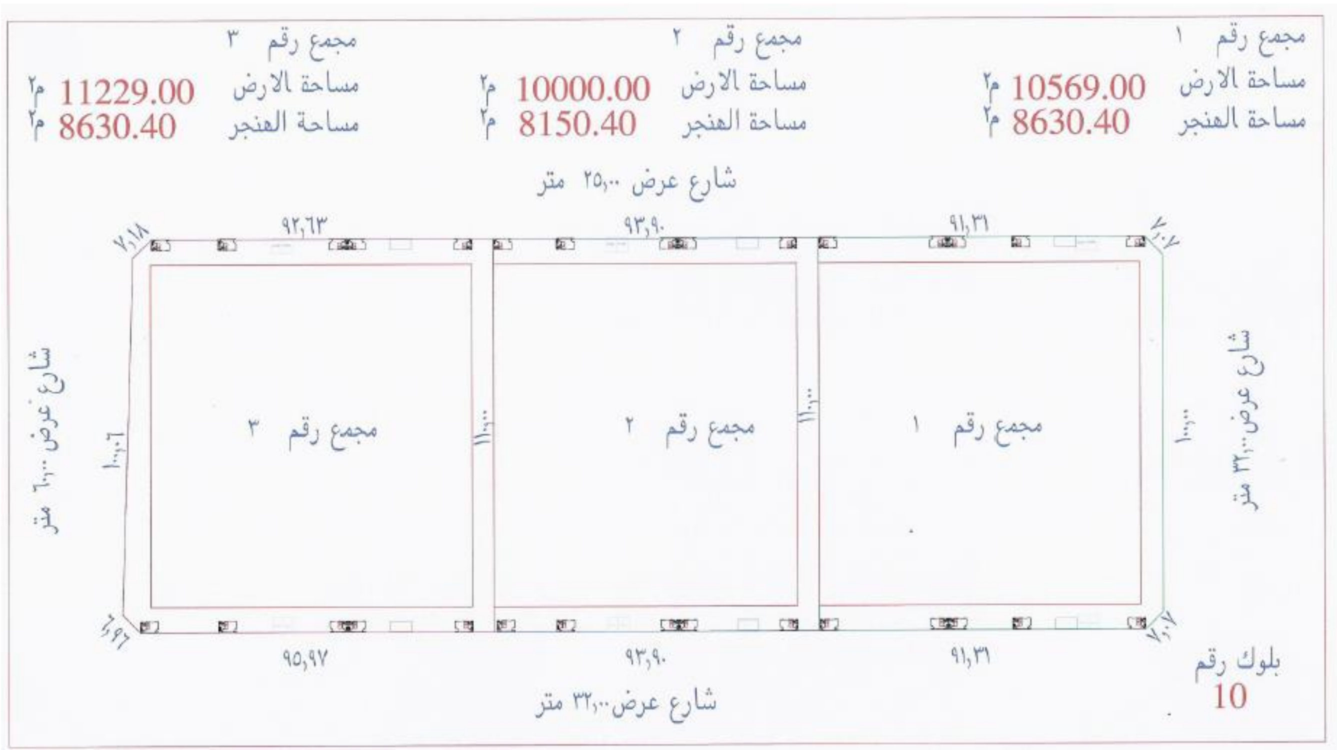
Building Permit

Attachments



Kroki

Attachments



Warehouse spaces and dimensions

Attachments

بوابة الخدمات الالكترونية

رقم التقرير:	1817334
منشأه التقييم:	شركة القرن الواحد والعشرين وشريكة للتقييم العقاري
العميل:	الجزيرة ريت
الغرض من التقييم:	أخرى
عدد الأصول:	1
نوع التقرير:	تقرير مفصل
تاريخ إصدار التقرير:	Wed 29 Jul, 2026

للتحقق من صحة شهادة التسجيل:

Deposit code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Saudi Arabia