

أبعاد
للتقييم العقاري

Valuation Report

V210167

Elegance Office Tower, Al Murooj District, Riyadh

Client / AlKhbeer Capital

29 December 2021

الخبير المالية
Alkhabeer Capital



Introduction

Dear / Alkhabeer Capital

The Subject: Valuation of Elegance Office Tower, Al Murooj District, Riyadh

Please find attached the report as per your request for a property valuation, hoping that the report meets your requirements as requested from us, and complies with the International Valuation Standards (IVS) issued by the International Valuation Standards Council (IVSC) in 2020, as well as the rules and regulations of the Saudi Authority for Accredited Valuers (TAQEEM). Please do not hesitate to contact us should you have any queries or questions.

Best Regards,

Engineer Ammar Abdulaziz Sindi
Chief Executive Officer



Version Control

Details	Information
Status	Final
Reference Number	V210167

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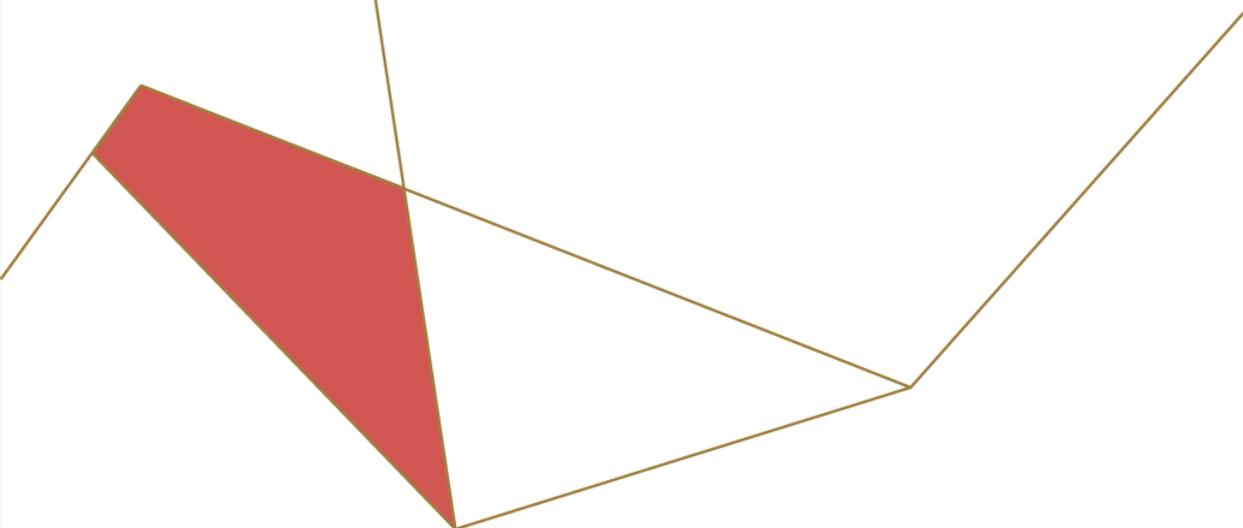
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Executive Summary

- Summary of the Report
- General Terms and Conditions

Executive Summary

Report Summary

- The Subject Property is an office tower located in the Riyadh City Center at Al Murooj District, at the intersection of Olaya Road and King Fahd Road. The area of the land is **5,695** square meters, with a built-up area of **58,163** square meters and a total leasable area of **24,322** square meters.
- The Property is comprised of **27** floors, **130** meters above sea level, with a direct view on King Abdullah Financial Center, the Tower has two separate entrances. It is a mixed-use tower, office, restaurant and health club. It includes five underground parking levels.
- The Property is located at Al Murooj District, North Central Riyadh, with a direct view on King Abdullah Financial district, and easy accessibility.
- Riyadh is the capital of the Kingdom of Saudi Arabia. It is the largest Saudi city and one of the largest cities in the region, with a population of **6.9** million in **1440/2018**.

Site Details	Information
District	Al Murooj
Use	Office
Ownership	Absolute Ownership
Number of Title Deed	310104018345
Date of Title Deed	5,695 m²
Land Area (m2)	58,163 m²
Total Built-Up Area (m2)	Arabian Real Estate Company Limited
Gross Leasable Area (m2)	Al Murooj
Owner	Office



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Valuation Summary

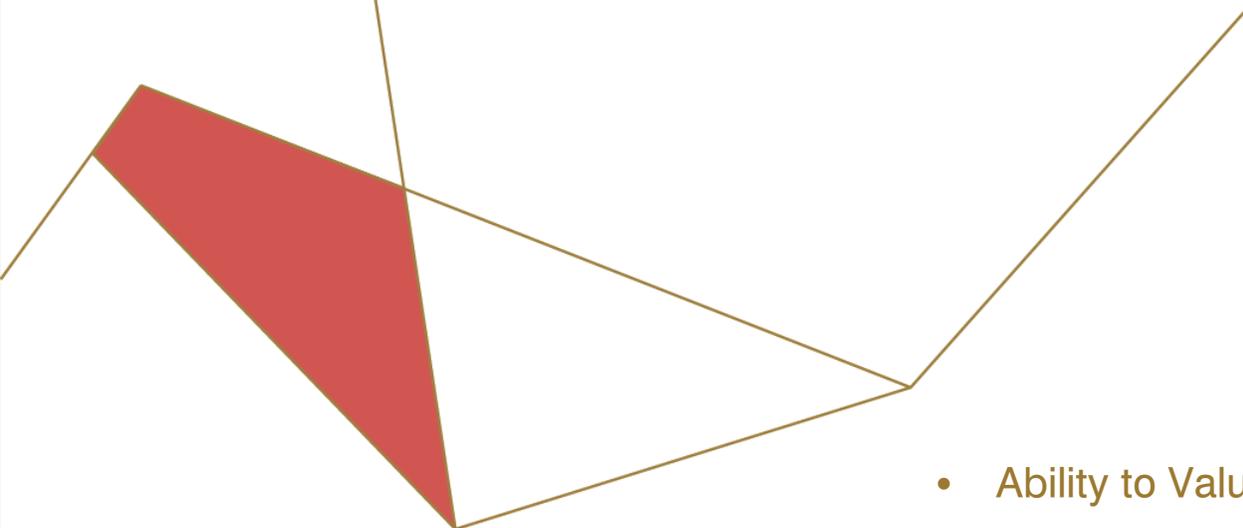
Details	Information
Purpose of Valuation	Periodic Valuation of REIT Fund Assets
Date of Approval	01 December 2021
Date of Inspection	25 May 2021
Date of Valuation	31 December 2021
Basis of Value	Market Value
Valuation Method	Income Approach
Currency	Saudi Arabian Riyal (SAR)
Property's Market Value	SAR 448,400,000

Executive Summary

Terms and Conditions



- The property was valued in accordance with the International Valuation Standards (IVS) issued by the International Valuation Standards Council (IVSC) in 2020, as well as the rules and regulations of the Saudi Authority for Accredited Valuers (TAQEEM).
- This report and the valuation were made in accordance with the terms and limitations presented in this report.
- The valuation report is prepared in accordance with the instructions received from M/S Alkhabeer Capital, referred to herein as the (“Client”), to assess the market value of the described property for the purpose of providing a periodic valuation of the assets of REIT Fund.
- Abaad Real Estate Valuation Company is confident that this report meets the Client’s requirements and is in accordance with the Client’s instructions. Moreover, the information contained in this report are confidential. The report is issue for the Client’s only.
- The responsibility of Abaad Real Estate Valuation Company is limited to the report and the information contained herein. The Client shall be responsible for requesting the valuation of the property and the legal consequences arising therefrom.
- The values assessed in this report are for the subject property. Any distribution of the value(s) to the parts of the property applies only as stated in, and for the purposes of, the report. Those values shall not be used for any other purposes, as they may not prove to be true if the purpose of the valuation and the report is changed.
- This report is prepared based on information collected, received or analyzed according to best practices to reach the valuation. Any material comments in the report affecting value are usually referred to.
- The property is inspected in form. In this case, the technical negative aspects of the property, if any, are referred to. The property was not inspected structurally, and non-visible defects were noted. Therefore, this report should be understood as a valuation report and not a structural survey.
- In the event any information is found to be untrue in the future and mentioned inadvertently and unintentionally in the report beyond control, the value stated in this report may change and the valuer shall be reverted to for reconsideration of the value.
- This report is issue neutrally without any conflict of interest of personal gain factors.
- This valuation report can be considered true only if stamped by the company and signed by the accredited valuers.



Valuation Terms

- Ability to Value
- Subject of Valuation
- Professional Standards
- Valuation Approach
- Basis of Valuation
- Valuation Date
- Inspection Date
- Inspection Limits
- Sources of Information

Valuation Conditions



Ability to Valuate:

- Abaad Real Estate Valuation Company employs professional staff capable of providing valuation of this type of assets. It also has the requisite competence to assess the market value by the required date.

Subject of Valuation:

- The subject of the valuation is the assessment of the market value of Elegance Office Tower, Al Murooj District, Riyadh

Professional Standards:

- The valuation exercise was carried out in compliance with the International Valuation Standards (IVS) issued by the International Valuation Standards Council (IVSC) in 2020, as well as the rules and regulations of the Saudi Authority for Accredited Valuers (TAQEEM), and based on recognized procedures and professional used in valuation of real estate properties, which rely on analysis, comparison, and direct inspect of each property, as well searching to the extent possible for positive and negative effects and characteristics of the subject property.

Valuation Approach:

- The approach used in valuation is the income approach.

Basis of Valuation:

- Our valuation will be submitted on the basis of the market value, which is defined in accordance with the International Valuation Standards in 2020 as follows:

- 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.

Valuation Date

- We confirm that the valuation was carried out on 31 December 2021.

Inspection Date:

- We confirm that the inspection was carried out on 25 May 2021.

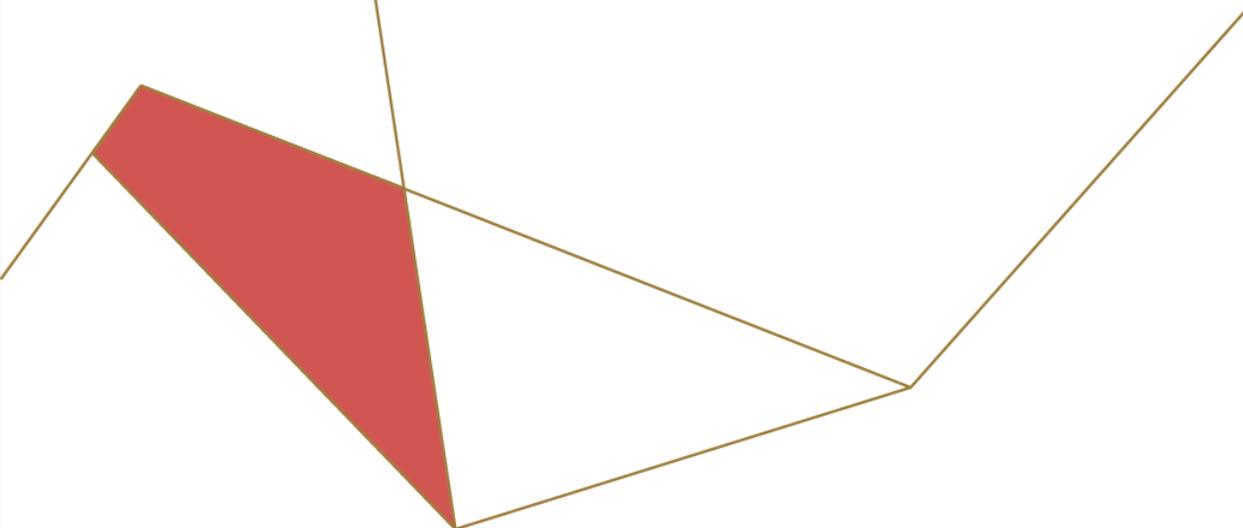
Sources of Information:

- In the preparation of the valuation report, we have relied on a set of resources, information and office and field data which we believe are commensurate with the purpose and timing of the valuation. We have also relied on the set of data provided by the Client related to the subject property, and which will clearly affect the output of this report. Therefore, any change or error in the data will render this report as incomplete, and the valuer shall be reverted to.

The Following Documents Were Reviewed:

- Title deed
- Lease agreements and details
- Alkhabeer REIT Fund Prospectus

We therefore assume that the information is correct and that there is nothing to contradict or conflict with them. The report is issued on this basis and we disclaim any liability for anything to the contrary.



Disclosure

- Intellectual Property and Re-publishing
- Confidentiality
- Assumptions and Special Assumptions
- Valuation Under Uncertainty

Intellectual Property and Re-Publishing

- This report is issued for personal use only, and for the professional advisors, for the specific purpose referred to therein.
- Abaad Real Estate Valuation Company may not be held liable to any third party for all or part of the contents of the report.
- All or party of this valuation or any reference thereto may not be incorporated in any published document, circular or statement, or disclosed in any way whatsoever without the written consent of Abaad Real Estate Valuation Company in respect of the form and context in which it appears.

Confidentiality

- This report is prepared upon special request and for an advisory purpose. We therefore understand that it is of utmost importance to the originator of the request to safeguard the confidentiality of the contents and output of this report. We are committed to this and the Client's information will not be used in anything other than this report. The Client's information is considered to be proprietary to its owner and to the users specified in this report, and may not be reviewed by any third party.

Assumptions and Special Assumptions

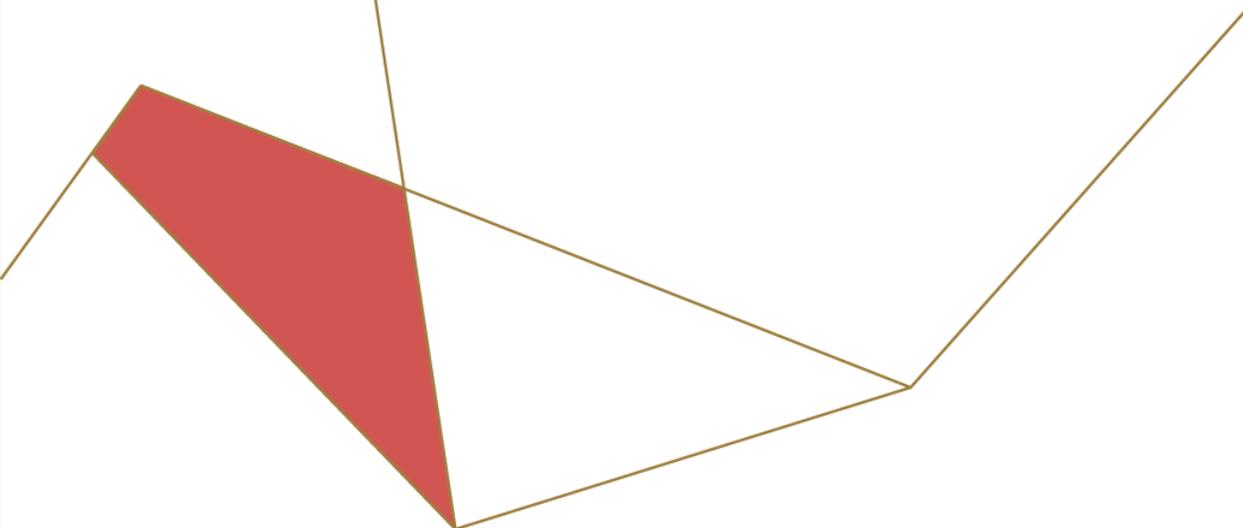
- According to the definition of the International Valuation Standards "Assumptions and special assumptions must be reasonable and relevant having regard to the purpose for which the valuation is required, and may be accepted as fact in the context of the valuation exercises without verification or validation in a specific manner. Moreover, they are matters which are accepted when stated. Such

assumptions are necessary to understand the valuation or the consultation that is provided. Special assumptions are assumptions which differ from actual facts which exist as at the valuation date, or those which are not assumed by a usual market participant in a certain transaction on the valuation date."

- The property valuation is prepared assuming the completion of the project and infrastructure.
- Income is estimated after the end of the contract term assuming the application of Ministry of Finance resolution to reduce annual rents by 20%.

Valuation Under Uncertainty

- The effect of the spread of COVID-19, which is declared by the World Health Organization (WHO) as a "global pandemic" on 11 March 2020, on global financial markets.
- Travel restrictions were applied by many countries, and market activity was affected in many sectors.
- Effective as of the valuation date referred to in the report, we give market evidence and assumptions which were relied upon, less weight when forming our opinion of the value.
- In fact, the present response to COVID-19 means that we are facing unprecedented circumstances on which we build our judgement of the value.
- Given the unknown future effect of COVID-19, which may have impacted the real estate market, we recommend the valuation of this property on a recurring basis.



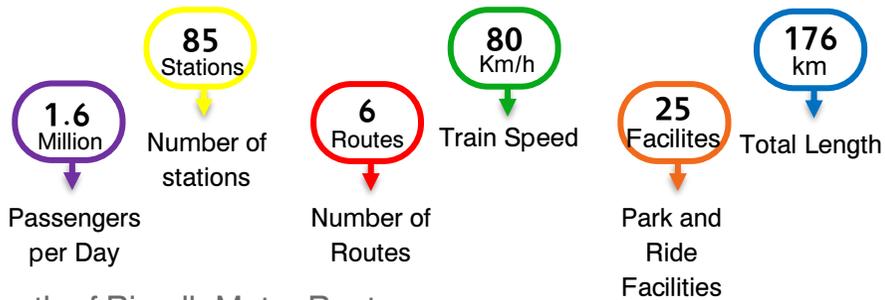
Site Location Analysis

- Public Transport
- Development Projects at City Level
- The Property at City Level
- The Property at District Level
- Property Description
- Property Photographs

Site Location Analysis

Public Transport – Riyadh Metro

- Metro Riyadh is a high-speed transport system. It is currently under construction. It is one of the largest infrastructure projects in the City of Riyadh.
- The Metro is design as a world class transport system, including **756** metro cars, **85** stations, six metro lines and a network spanning **176** kilometers.
- The construction of the metro system has resulted in several road closures which affected traffic in various parts of the city.



Length of Riyadh Metro Routes

Route	Route Length (Km)
First Route (Blue)	38.0
Second Route (Red)	25.3
Third Route (Orange)	40.7
Fourth Route (Yellow)	29.6
Fifth Route (Green)	12.9
Sixth Route (Purple)	29.5

Riyadh Metro Route Map:



Site Location Analysis

Development Projects at City Level



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The Royal Commission for the City of Riyadh carries out many programs and development projects which are strategic in nature with multiple objectives and dimensions and different requirements for execution over time.

هيئة تطوير
بوابة الدرعية



Between the architectural, cultural, economic and social features and the environmental development requirements of Wadi Hanifa, it provides a model for the development of the oasis.

The program adopted the principle of integration with the City of Riyadh, making Diriya a world class cultural, tourism and promotional suburb.

Riyadh Art Project



Includes the performance of over 1000 artworks by local and international artists in front of audiences in the various parts of the City of Riyadh, as part of 10 programs covering residential neighborhoods, public parks, natural promenades, public squares, public transport stations, bridges, pedestrian crossings, city entrances and all tourism destinations of the city.

Riyadh Boulevard



Extends 135 kilometers, penetrating the City of Riyadh to connect Wadi Hanifa in the west of the City with Wadi Al Sulay in its east. It includes sports, cultural, recreational and environmental activities, including bicycle tracks, horse tracks, pedestrian sidewalks, a number of gates, stations and rest areas for bikers and hikers. Along the Boulevard inside the City and at Wadi Hanifa and Wadi Al Sulay, recreational services are provided to bikers and hikers, including coffee shops and diverse retail outlets.

Green Riyadh



The program aims at planting over 7.5 million trees in all parts of the city, including public parks, community parks, promenades, mosques, schools, academic, health and public installations and facilities, green belts along the spans of public utility lines, in addition to King Khalid International Airport, a roads and streets network, in addition to public transport routes, car parking spaces, vacant lands, valleys and river tributaries.

King Salman Park:



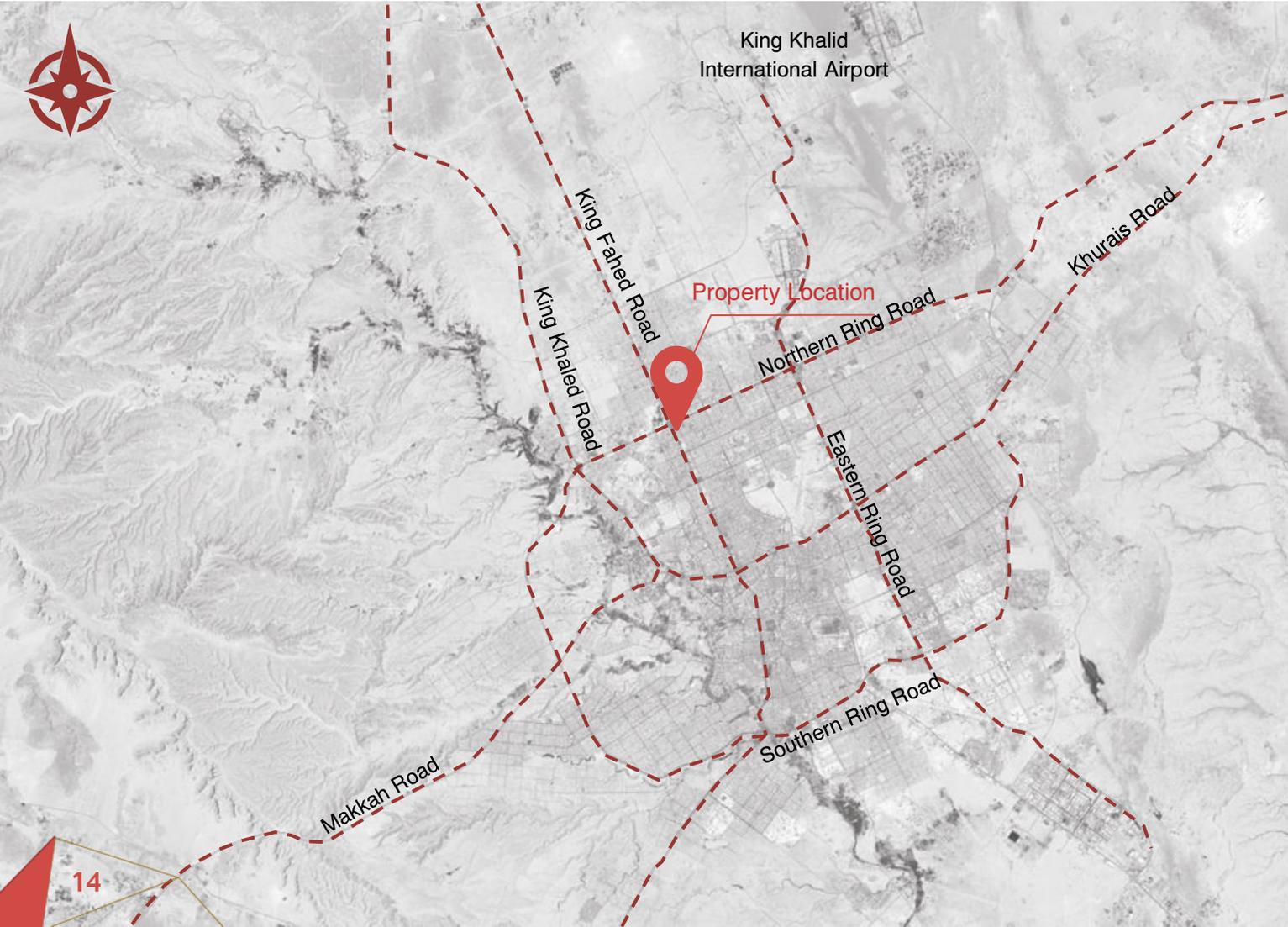
The largest city park in the World with an area exceeding 13 square kilometers. It is considered to be an environmental, cultural, sports and recreational project which contributes to the changing lifestyle in the city.

Site Location Analysis



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The Property at City Level



The subject property is located in Riyadh, the Capital of the Kingdom of Saudi Arabia and the largest of its cities. It is the seat of the Riyadh Region.

Riyadh is the largest Saudi city with a total population of 6.9 million in 1440/2018.

Riyadh is one of the largest cities of the Arab World in terms of area. The developed area of the city is around 1,913 square kilometers.

Riyadh is witnessing significant development of infrastructure and public transport, with the Riyadh Metro Project and the Public Transport Project currently in progress.

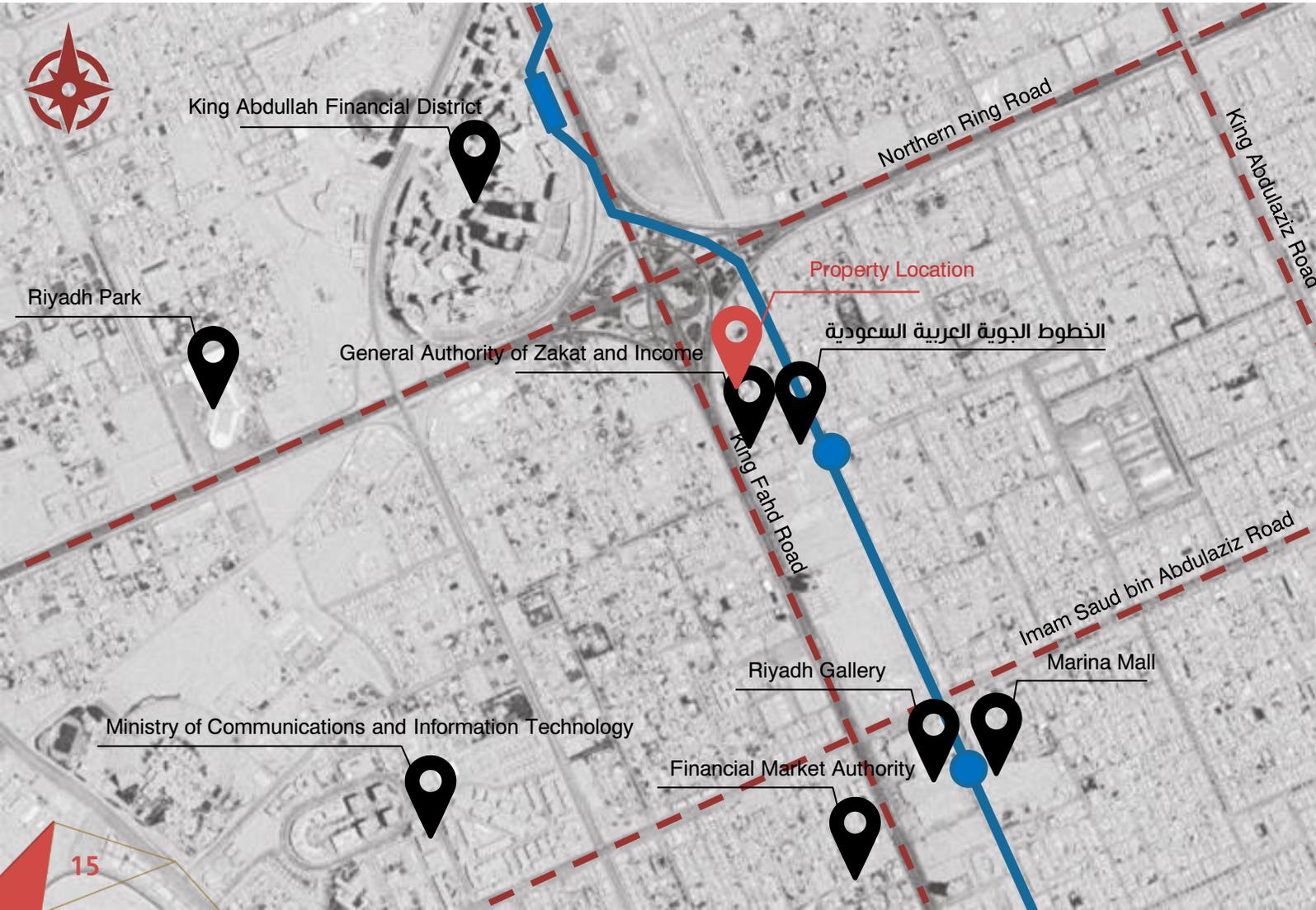
The subject property is located at Al Sulaimaniya District, Riyadh, approximately five kilometers from the City Center, and approximately 37 kilometers from King Khalid International Airport.

Site Location Analysis



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The Property at District Level



The property is located in Al-Morouj district, bordered to the north by the Northern Ring Road, then Al-Ghadeer District, to the south by Imam Saud Road, then King Fahd District, to the east by King Abdulaziz Road, then to Al-Masif District, and to the west by King Fahd Road, then Al-Nakhil District.

The area surrounding the property can be reached from several important roads, including the Northern Ring Road, King Abdullah Road, and King Fahd Road.

The property has a regular shape, and it has direct access to King Fahd Road.

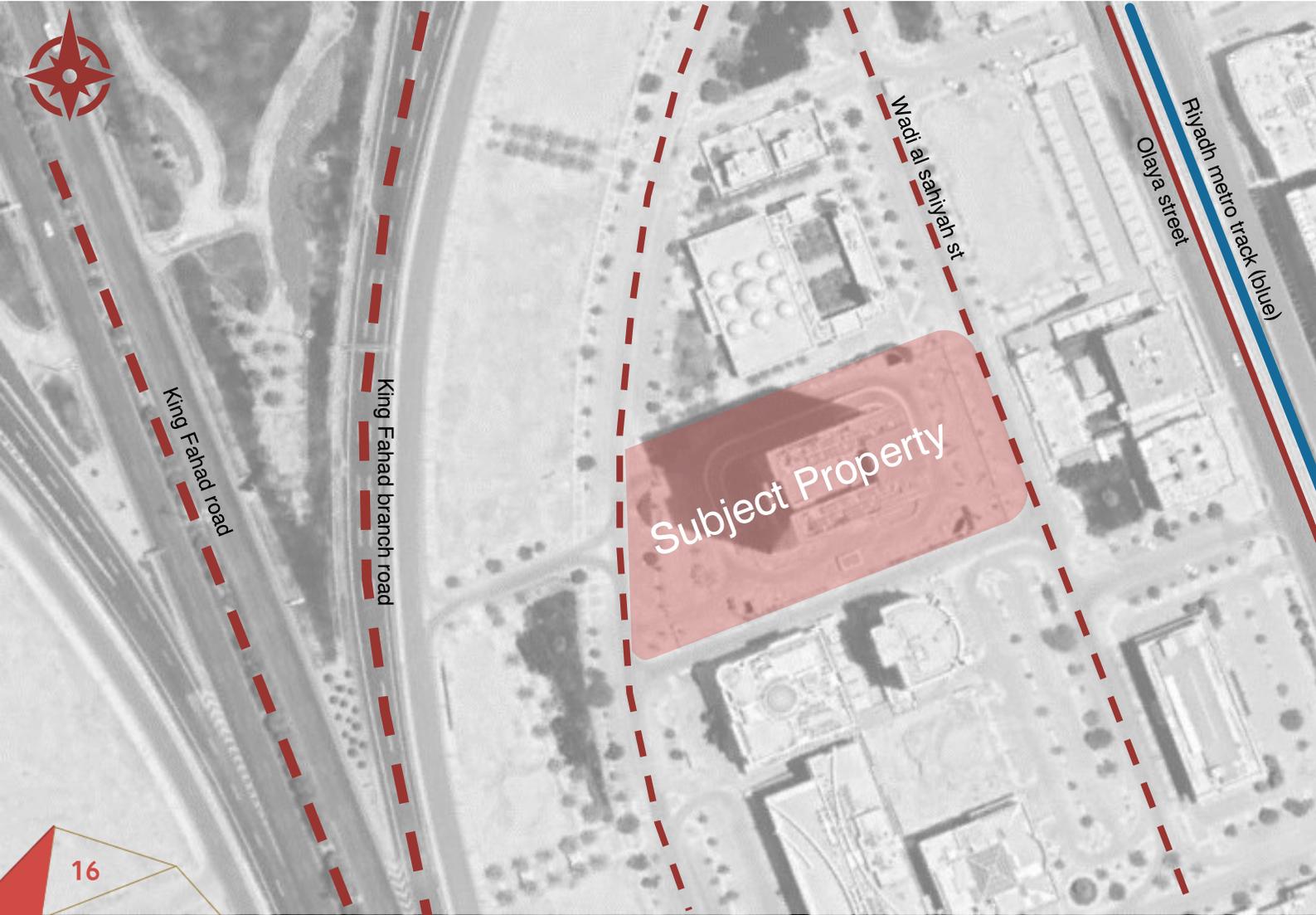
The Riyadh Metro Road (blue) passes through Al-Morouj neighborhood, which connects the neighborhoods of north and south of Riyadh, passing through the King Abdullah Financial District.

Site Location Analysis

Property Description



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The Property under evaluation is an office tower, consisting of 27 floors and 5 floors underground, the land area is 5,695 square meters.

The building area is 58,163 square meters, and the total leasable area is 24,322 square meters.

Finishing the external facades of glass, and the internal finishing of the entrances and common spaces of marble and porcelain, while the rest of the spaces are basic finishes (bone) and the units are finished according to the tenant's specifications.

The lower positions accommodate 720 positions.

The life of the Property is 3 years (on construction works)

Site Location Analysis

Property Description

The Property is an office tower with 27 floors above the ground and 5 floors of underground parking with a total built up area of 58,163 square meters.

The tower includes an area designated for the use of a café and an entire floor dedicated to the health club and the swimming pool at a height of 50 meters.

The floor space varies between 827-1,665 square meters

Underground parking can accommodate up to 720 cars.

The front of the tower has four interactive screens.

The main entrance contains a space designated for the reception in addition to a space designated for a café.

The tower has 12 electric elevators divided into 6 main elevators, 4 external panoramic elevators, a service elevator and a civil defense elevator.

The tower contains a helipad.

The tower is equipped with central communication systems, a fire fighting system and an integrated monitoring system.

The tower is equipped with a central air conditioning system.

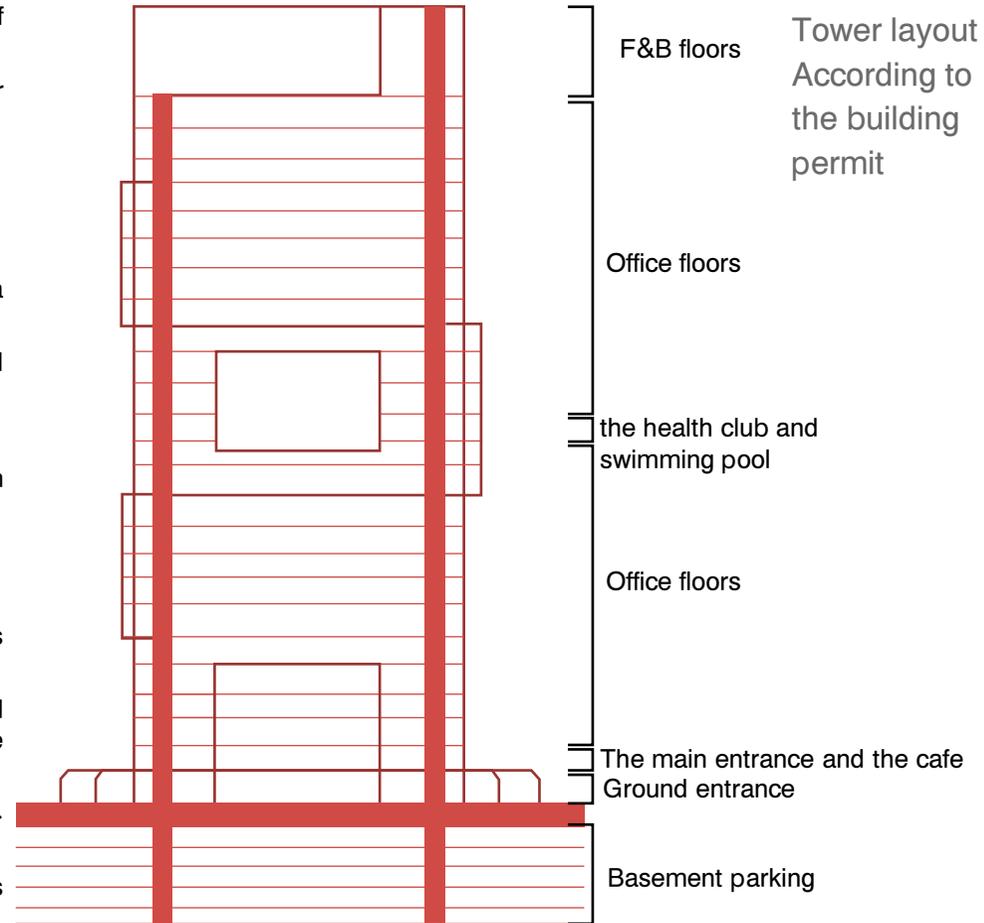
The tower contains 4 interactive screens.

The building is currently being prepared by the contractor to meet the tenant's requirements.

The first phase of finishing works for toilets and utilities has been completed, and the light current network and circuit breakers have been modified according to the tenant's specifications.

The second phase is represented in electrical, mechanical and finishing works. 15% of the work is done.

The third stage includes site furniture, and communication systems. The bid has been submitted and is still under process.

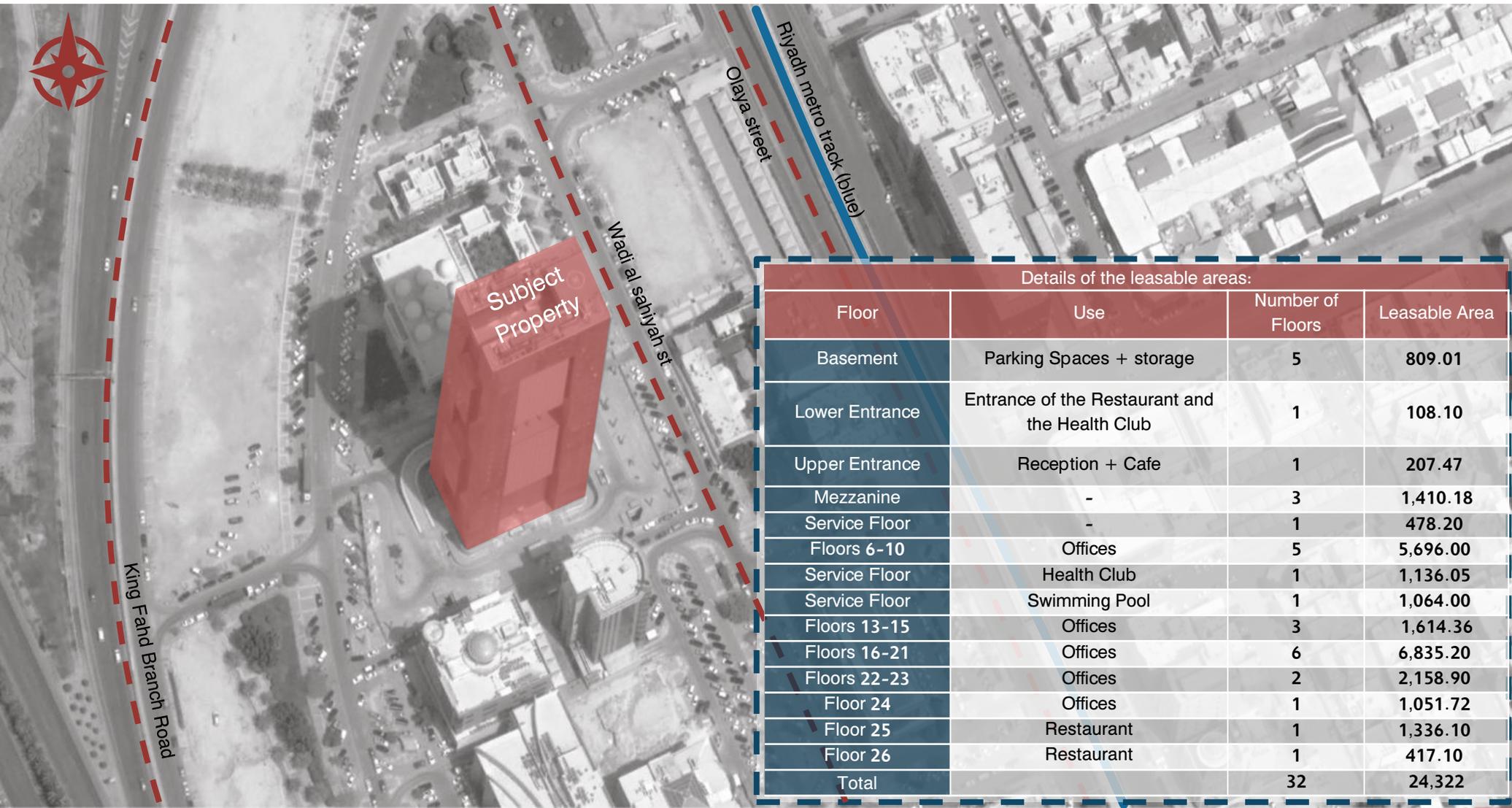


Site Location Analysis



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Property Description



Details of the leasable areas:

Floor	Use	Number of Floors	Leasable Area
Basement	Parking Spaces + storage	5	809.01
Lower Entrance	Entrance of the Restaurant and the Health Club	1	108.10
Upper Entrance	Reception + Cafe	1	207.47
Mezzanine	-	3	1,410.18
Service Floor	-	1	478.20
Floors 6-10	Offices	5	5,696.00
Service Floor	Health Club	1	1,136.05
Service Floor	Swimming Pool	1	1,064.00
Floors 13-15	Offices	3	1,614.36
Floors 16-21	Offices	6	6,835.20
Floors 22-23	Offices	2	2,158.90
Floor 24	Offices	1	1,051.72
Floor 25	Restaurant	1	1,336.10
Floor 26	Restaurant	1	417.10
Total		32	24,322

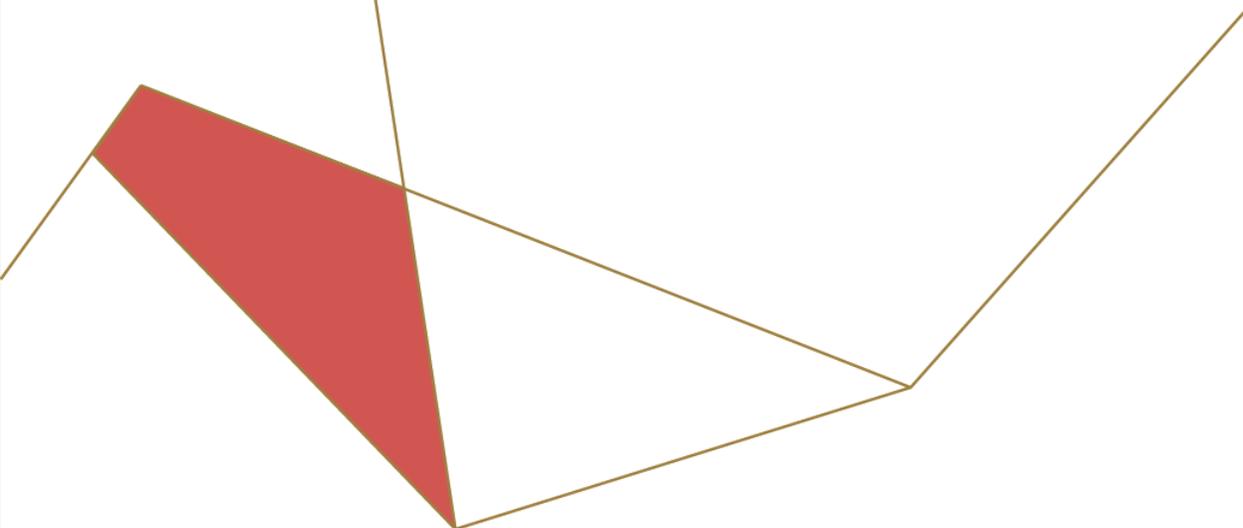
Site Location Analysis



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Property Description





Property Details

- Title Information

Tenure

Property Information



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Property Details (Freehold Details)

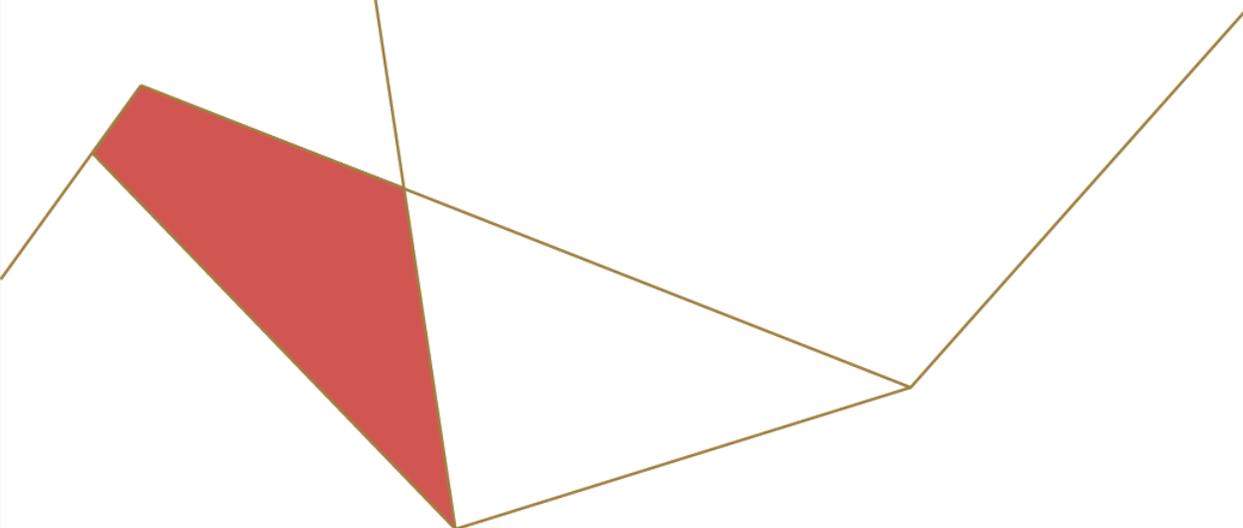
ID	Description
Owner	Arabian Real Estate Company Limited
Plot No.	25-26-27-28
Sub-Division	2593
District	Al Murooj
Area	5,695
Street Name	King Fahad Road
Coordinates	46°39.053'E 24°45.468'N
City	Riyadh
Ownership Type	Absolute Ownership
Title Deed Info	Deed No. 310104018345
	Deed Date 22/12/1431

No legal document has been verified for the Property under valuation, which includes planning, ownership or foreclosure, and certain legal matters on which all or part of this report is based are deemed reliable. It was assumed that the Subject Property was valid. It was also assumed that the Property was free of any legal obligations, mortgage rights or any impediments.

Dimensions and street widths

Side	Dimension	Street Name	Type	Width (m)	Frontage
North	85	-	Pedestrian Walkway	10	3
South	85	-	Sidewalk	-	4
East	67	-	Parking Spaces	20	1
West	67	-	Parking Spaces	20	2

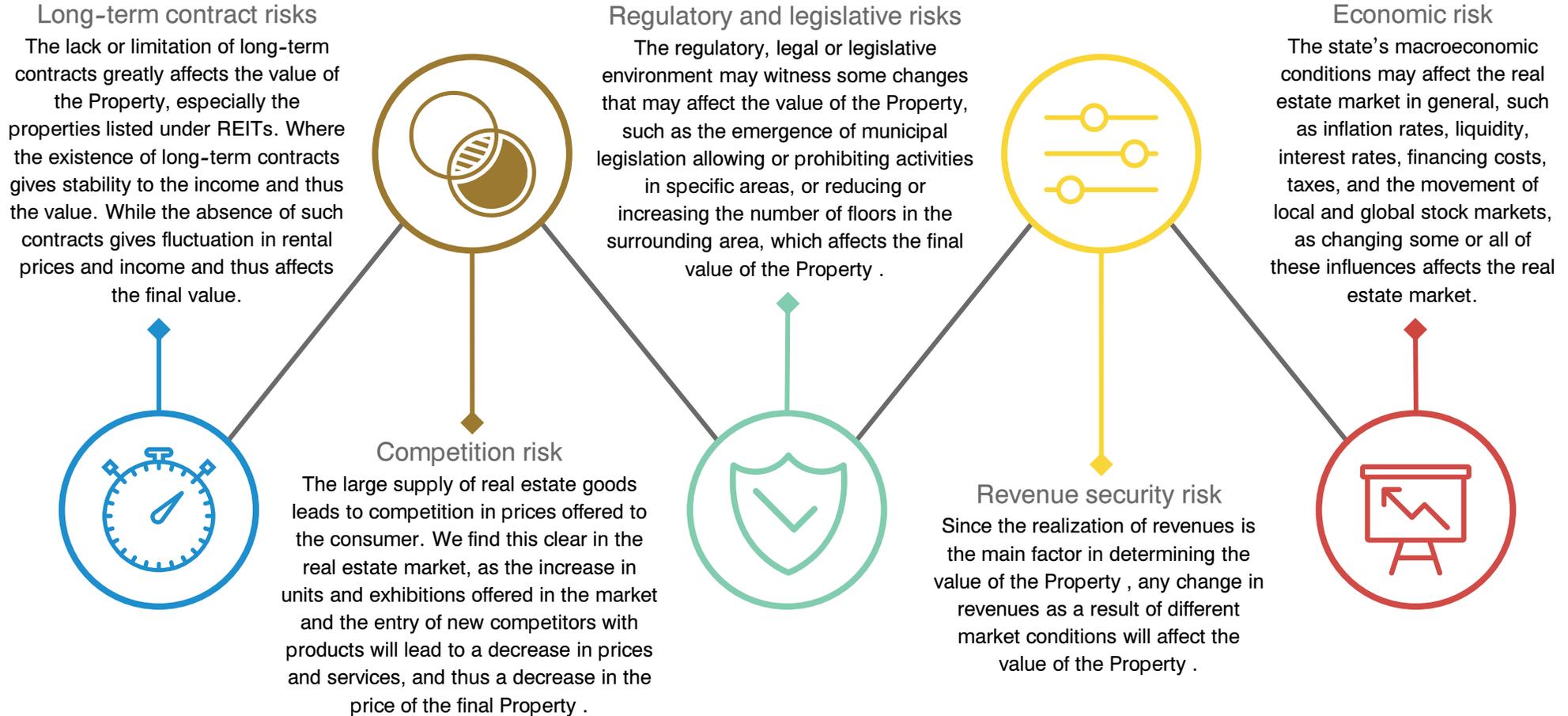
- Sources: Title Deed



Valuation

- Analysis of Property Risks
- Valuation Approach
- Valuation Using the Income Method
- Summary of Value

Property Risk Analysis



Valuation

Valuation Approach



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Valuation Methods Used

- When selecting the best approach to assess the value of the Subject Property, we have taken into consideration the information provided by the Client, the current condition of the Property and our own analysis of the local market conditions. When determining the market value of the Subject Property, we have used the following methods and approaches:

Income Approach (Discounted Cash Flows)

- The income method provides an indicator of the value by converting the future cash flows into a single present value. According to this method, the value of the asset is determined using the value of revenues or cash flows or cost savings from the asset. The discount rate is usually reached by analyzing the suitable market and development transactions. We are also in communication with real estate agents and local investors to gauge the sensitivity of the figures.

Key Assumptions in the Discounted Cash Flow Method:

Revenues

- According to the information provided by the Client, the annual gross income of the tower is SAR 30,000,000, for a period of five years, starting as of the date of completion of the acquisition. Rental rates were assumed based on market rates as follows:

	Office	Health Club	Warehouses
Rental Rate	1,332	850	250
Leasable Area	21,259	2,254	809
Income	28,317,361	1,915,985	202,253
Gross Income			30,435,598

Cap Rate .

- A cap rate of 7.0% is applied.

Discount Rate

- Based on our understanding of similar properties in the area of the Property, and taking into consideration the site features, area, uses, terrain and supply and demand, we have applied a discount rate of 7.50%.

Inflation Rate.

- In respect of the cash flow of the project, an inflation rate of 2.50% is applied.

Valuation

Valuation Using the Income Method



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As a result of the aforementioned information, cash flows were calculated to reach the value of the Subject Property. The contract between Alkhabeer Capital and Al Saedan Company was taken into consideration, and it was assumed that rental rates for the remaining period are in accordance with market rates.

Summary of Cash Flow Calculations:

Period (Semi-Annual)	1	2	3	4	5	6	7	8	9	10
Annual Occupancy Rate (%)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Gross Projected Income (SAR)	30,000,000	30,000,000	30,000,000	33,098,713	33,859,603	34,620,493	35,381,383	36,142,273	36,903,163	37,664,053
Credit and Vacancy Costs (%)	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Credit and Vacancy Costs (SAR)	0	0	0	3,309,871	3,385,960	3,462,049	3,538,138	3,614,227	3,690,316	3,766,405
Additional Income Percentage (%)	0%	0%	0%	15%	15%	15%	15%	15%	15%	15%
Gross Additional Income (SAR)	0	0	0	4,468,326	4,571,046	4,673,767	4,776,487	4,879,207	4,981,927	5,084,647
Gross Effective Income (SAR)	30,000,000	30,000,000	30,000,000	34,257,168	35,044,689	35,832,211	36,619,732	37,407,253	38,194,774	38,982,295
Operating Expenses Percentage (%)	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Operating Expenses (SAR)	0	0	0	3,425,717	3,504,469	3,583,221	3,661,973	3,740,725	3,819,477	3,898,229
Net Operating Income (SAR)	30,000,000	30,000,000	30,000,000	30,831,451	31,540,220	32,248,989	32,957,758	33,666,527	34,375,296	35,084,065
Exit										501,200,935
Present Value to Net Income (SAR)	28,934,569	26,915,878	25,038,026	23,173,407	21,848,967	20,589,820	19,393,865	18,258,928	17,182,790	247,066,087
Property Value (SAR) (Rounded)	448,400,000									

Valuation

Opinion of Value

Abaad is of the opinion that the Value of the Subject Property as of the date of valuation, based upon assumptions and detail within this report, may be fairly stated as follows:

The market value of the Property using the income approach as of **30 June 2021** is:

- SAR 448,400,000 (Only Four Hundred Forty-Eight Million Four Hundred Thousand Saudi Riyal).



Signatures

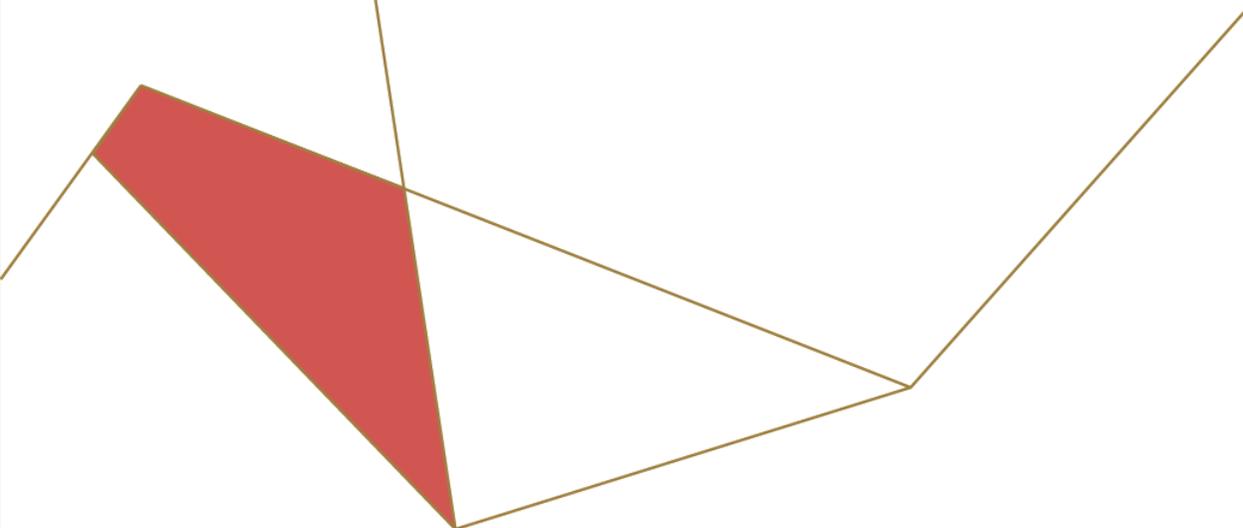
Eng. Ammar Abdulaziz Sindi
Taqeem ID: 1210000219
Fellow Member

Eng. Ammar Mohamed Qutub
Taqeem ID: 1210000392
Fellow Member

Eng. Yusuf Abdullah Khan
Taqeem ID: 1220001989
Provisional Member

Company Stamp
CR No: 4030297686
CL No: 323/18/781





Appendix

- General Terms Used in the Preparation of the Valuation Report
- Property Documents

General Terms Used in the Preparation of the Valuation Report

Authority

Means the Saudi Authority for Accredited Valuers (TAQEEM), the authority concerned with developing requisite guidelines and standards for the valuation of properties, business establishments, equipment, movable property, etc. in accordance with the Accredited Valuers Regulations promulgated by Royal Decree No. (M/43) dated (9/7/1433). Its objective is to develop the valuation profession and improve the qualifications of valuers, as well as to develop and maintain the general rules for Authority membership of various levels with ongoing development of the qualifications of its members to keep abreast of the highest state of the art levels. The (Authority) is a legal entity, not for profit, with an independent budget. It operates under the supervision of the Ministry of Commerce and Investment.

Asset(s)

To facilitate reading of the standards and in order to avoid repetition, the term Asset(s) generally refers to the items which are the subject of the valuation exercise. Unless otherwise provided in the standards, these terms may be taken to mean and include each of the following words: (an asset, group of assets, obligation, group of obligations, or a group of assets and obligations).

Client

The word (Client) refers to the person(s) or entity for which the valuation is carried out, including the external clients (that is when the valuer is contracted with a third party), as well as the internal clients (that is the valuations prepared for the owner).

Legal Jurisdiction

The word (Jurisdiction) refers to the legal and regulatory environment wherein the valuation process is carried out. It includes the laws and regulations issued by

government authorities, such as the district, state and municipality, and the laws issued by certain regulatory entities commensurate with the purpose of the valuation, such as central banks and capital market authorities.

May

The word (May) describes the action which the valuer is required to take into consideration. Matters described as such require the valuer's attention and understanding. The ability to apply these matters in the valuation process depends on the valuer's judgement and professional experience under conditions which are in line with the objectives of the standards.

Shall

The word (Shall) refers to an unconditional responsibility, that is, the valuer must fulfil any responsibilities of this type in all cases and under all circumstances where the condition is applicable.

Participant

The word (Participant) refers to the participants concerned on the basis(es) of the value used in the valuation exercise (see Standard 104 – Basis of Value). The different bases of value require the valuer to take different points of view into consideration, such as the points of view of the market participants, including for example the market value, the fair value of the International Financial Reporting Standards (IFRS), a certain owner or a prospective buyer, such as the investment value.

Purpose

The word (Purpose) refers to the cause(s) of carrying out the valuation. It includes the general purposes (for example, without limitation) the purposes of the financial reports, tax reports, litigation support, transactions support and support of secured lending decisions.



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