

MIRA INFORM REPORT

Report No. :	519992
Report Date :	19.07.2018

IDENTIFICATION DETAILS

Name :	FAWAZ ABDUL AZIZ AL HOKAIR REAL ESTATE CO.
Registered Office :	Al Shemaisai Street (Aka Al Imam Turkey Street), Al Shemaisi District, PO Box: 359 ,Riyadh 11411
Country :	Saudi Arabia
Financials (as on) :	31.03.2015
Date of Incorporation :	06.04.2002
Com. Reg. No.:	1010175494
Legal Form :	Limited Liability Company
Line of Business :	<ul style="list-style-type: none"> • Buying and selling of own real estate • Renting and operating of own or leased real estate; • Real estate agencies
No. of Employees :	1,500 plus

RATING & COMMENTS

(Mira Inform has adopted New Rating mechanism w.e.f. 23rd January 2017)

MIRA's Rating :

Credit Rating	Explanation	Rating Comments
A++	Minimum Risk	Business dealings permissible with minimum risk of default
A+	Low Risk	Business dealings permissible with low risk of default
A	Acceptable Risk	Business dealings permissible with moderate risk of default
B	Medium Risk	Business dealings permissible on a regular monitoring basis
C	Medium High Risk	Business dealings permissible preferably on secured basis
D	High Risk	Business dealing not recommended or on secured terms only
NB	New Business	No recommendation can be done due to business in infancy stage
NT	No Trace	No recommendation can be done as the business is not traceable

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Maximum Credit Limit :	
Status :	Moderate / Satisfactory / New Business / Small Company / Good / Excellent / Not Registered in China / Offshore Company / No operating office in Hong Kong
Payment Behaviour :	Unknown / Slow but Correct / No Complaints / Regular / Slow
Litigation :	Clear / Exist

NOTES :

Any query related to this report can be made on e-mail : infodept@mirainform.com while quoting report number, name and date.

ECGC Country Risk Classification List

Country Name	Previous Rating (31.12.2017)	Current Rating (01.04.2018)

Risk Category	ECGC Classification
Insignificant	A1
Low Risk	A2
Moderately Low Risk	B1
Moderate Risk	B2
Moderately High Risk	C1
High Risk	C2
Very High Risk	D

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ECONOMIC OVERVIEW

Source : CIA

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COMPANY SUMMARY

COMPANY NAME	FAWAZ ABDUL AZIZ AL HOKAIR REAL ESTATE CO.			
ADDRESS	Building	Street	City	PO Box
	Fawaz Al	Olaya Road, Corner	Riyadh	341904 &
	Hokair Real	Musa Bin Naser		359
	Estate Co.	Road		Riyadh
	Bldg			11411
TEL/FAX	Verified Phones: (+966 11) 435 0000 / (+966 11) 293 4141 / (+966 11) 464 9529 / Fax: (+966 11) 464 3072 / (+966 11) 435 7268			
EMAIL/WEBSITE	Email: info@alhokair.com.sa / Website: www.fasrealestate.com / www.alhokair.com.sa			
ACTIVITY	NACE 6810 - Buying and selling of own real estate; NACE 6820 - Renting and operating of own or leased real estate; NACE 6831 - Real estate agencies;			
PRINCIPAL	Fawaz Abdulaziz Fahed Al Hokair		Workforce	
	Chairman		1,500 plus	
LEGAL INFO	Date Of Est.	Reg. No.	Legal Form	Status
	06/04/2002	1010175494	LLC	Active
	(23/01/1423 H)			

BUSINESS INFORMATION

IDENTIFICATION	FAWAZ ABDUL AZIZ AL HOKAIR REAL ESTATE CO.		
CO. NAME	Fawaz Abdulaziz Alhokair & Partners Real Estate Co. / FAS Real Estate		
ALSO KNOWN AS	Fawaz Al Hokair Real Estate Co. Bldg		
BUILDING	Olaya Road, Corner Musa Bin Naser Road		
AREA	341904 & 359 Riyadh 11411 & 11333		
POSTAL ADDRESS	Riyadh		
CITY	Saudi Arabia		
COUNTRY	(+966 11) 435 0000 / (+966 11) 293 4141 / (+966 11) 464 9529 / (+966 11) 435 0000 ext. 106 & 108 (Finance Department) & ext. 262 / 403 3656 / Mobiles (+966 50) 424 3435 / (+966 54) 462 8875		
TELEPHONE	(+966 11) 464 3072 / (+966 11) 435 7268		
FAX	info@alhokair.com.sa / ialfares@alhokair.com.sa / marson.perez@alhokair.com.sa / ashley.munetsi@alhokair.com.sa		
VERIFIED EMAIL	www.fasrealestate.com / www.alhokair.com.sa		
WEBSITE	DAYS	OFFICE HOURS	BREAK TIME
BUSINESS HOURS	Sun-Thu	08:00-16:00	12:00-13:00
REGISTERED ADDRESS	Al Shemaisi Street (Aka Al Imam Turkey Street) Al Shemaisi District		

PO Box: 359
Riyadh 11411

SENIOR PERSONNEL

MANAGEMENT	NAME	POSITION
	Fawaz Abdulaziz Fahed Al Hokair	Chairman
	Atul Singh	Group Chief Executive Officer
	Jameel Karmoul	Vice President
	Dr. Abdulmajeed Abdulaziz Fahed Al Hokair	Director
	Salman Abdulaziz Fahed Al Hokair	Director
	Mansoor Saad Al Ajlan	Director
	Ajlan Abdulrahman Al Ajlan	Director
	Abdulrahman Bin Moulay Al Majdoub Al Bezaiwy	Director
	Mohammed Abbaoui	Chief Financial Officer
	Jamil Asmari	HR Director
	Marson M. Perez	Secretary
WORKFORCE	NO. OF EMPLOYEES	PERIOD
	1,500 plus	07.2018
	20,000 (group)	01.2018

FINANCIAL SUMMARY

NOTES

Private companies in Saudi Arabia are not required to publish or disclose balance sheets. Balance sheets are not available from other sources, and the subject interviewed declined to give any financial information, which the company regards as strictly confidential.

The following financial information applies to subject's affiliated company, Food & Entertainment Co. Ltd:

Sales Turnover: SR 130,000,000 - 2014
: SR 140,000,000 - 2015
: SR 150,000,000 – 2016
: SR 200,000,000 – 2017

Net Profit : not given but stated to be profitable

Financial year ends 31 March.

The following Consolidated Balance Sheets as at 31 March 2015, apply to Fawaz Abdulaziz Alhokair & Company, subject's affiliate company (latest available):

	2015/03/31	2014/03/31 (in thousands of SR)
ASSETS		
Current Assets	1,444,020	978,100
Inventory	2,016,265	1,534,193
Investments	318,467	260,092
Fixed Assets	2,046,974	1,615,781
Other Assets	943,899	627,752
Total Assets	6,769,625	5,015,918

LIABILITIES & SHAREHOLDERS EQUITIES

Current Liabilities	2,110,526	1,927,053
Non-Current Liabilities	2,242,217	663,119
Other Liabilities	17,436	0
Shareholders Equity	2,399,446	2,425,746
Total Liabilities and Shareholder Equity	6,769,625	5,015,918

INCOME STATEMENT

Sales	6,898,673	5,482,386
Sales Cost	5,111,496	4,084,411
Total Income	1,787,177	1,397,975
Other Revenues	86,278	143,780
Total Revenues	1,873,455	1,541,755
Admin and Marketing Expenses	652,415	452,021

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Depreciation	288,908	225,756
Other Expenses	109,473	50,667
Total Expenses	1,050,796	728,444
Net Income		
Before Zakat	822,659	813,311
Zakat	19,707	41,958
Net Income	802,952	771,353

Financial year ends 31 March.

Balance Sheets as at 30 June 2015 (quarterly results) showed :

	2015/06/30	2015/03/31
	(in thousands of SR)	
ASSETS		
Current Assets	1,701,792	1,438,070
Inventory	2,517,927	2,016,265
Investments	317,969	318,467
Fixed Assets	2,071,940	2,046,974
Other Assets	970,613	943,899
Total Assets	7,580,241	6,763,675

LIABILITIES & SHAREHOLDERS EQUITY

Current		
Liabilities	3,006,551	2,104,576
Non-Current		
Liabilities	2,168,153	2,259,653
Other Liabilities	14,200	0
Shareholders Equity	2,391,337	2,399,446
Total Liabilities and		
Shareholder Equity	7,580,241	6,763,675

INCOME STATEMENT

Sales	1,977,790	1,613,954
Sales Cost	1,448,189	1,205,937
Total Income	529,601	408,017
Other Revenues	2,682	18,521
Total Revenues	532,283	426,538
Admin and Marketing		
Expenses	207,664	119,928
Depreciation	82,416	74,300
Other Expenses	26,894	34,207
Total Expenses	316,974	228,435
Net Income		
Before Zakat	215,309	198,103
Zakat	4,507	(3,638)

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Net Income 210,802 201,741

Financial year ends 31 March.

LEGAL STATUS

**INCORPORATION
REGISTRATION NO.**

06/04/2002 (23/01/1423 H)

C.R. NUMBER

1010175494 (expiry date: 30/08/2021 / 22/01/1443 H)

ISSUED BY

Ministry of
Commerce And
Investment

OTHER REGISTRATION NO.

RCCI Membership No.: 120759

CAPITAL

Not given

BUSINESS HISTORY

Subject was established in Riyadh on 6 April 2002 (23/01/1423 H).

LEGAL FORM

Limited Liability Company

STATUS

Active

SHAREHOLDERS

NAME

PERCENTAGE

Fawaz Alhokair Group
(Fas Saudia Holding Co.)

100.00%

Al Hokair Building

Al Thomary Street

Al Shumaisi Area

PO Box 34190

Riyadh 11333

Telephone: (+966 11) 435 0000

Fax : (+966 11) 435 7268

C.R. No. : 1010209391

Subject is a member of the Fawaz Al Hokair Group of Companies. The Fawaz Al Hokair Group is one of the top ten trading entities in the Saudi market. Specialised in retail franchising, it currently operates more than 1000 outlets in Saudi Arabia, representing more than 50 top-tier international brands. The Group has become a dominant player in most of the sectors it operates in, including real estate, fashion retail, food & entertainment, hypermarkets, financial services, telecom retail and healthcare. The group employs more than 20,000 people.

OPERATION

BANKERS

1. SABB (Fmly Saudi British Bank)

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Main branch
PO Box: 29074
Riyadh 11461
Telephone: (+966 11) 479 4400
Fax : (+966 11) 479 4400

2. National Commercial Bank (Al Ahli)

Al Batha
PO Box 34
Riyadh 11495
Telephone: (+966 11) 402 5084
Fax : (+966 11) 402 0981

3. Al Rajhi Bank

Main branch
PO Box 28
Riyadh 11411
Telephone: (+966 11) 405 4244
Fax : (+966 11) 405 2950

4. SAMBA Financial Group (fmly Saudi American Bank)

Airport Road
PO Box 833
Riyadh 11421
Telephone: (+966 11) 477 4770
Fax : (+966 11) 478 9834

5. Banque Saudi Fransi

Ma'ather Road
PO Box 56006
Riyadh 11554
Saudi Arabia
Telephone: (+966 11) 289 9999
Fax : (+966 11) 404 2311

6. Alinma Bank

Al Anoud Tower, King Fahad Road
PO Box 66674
Riyadh 11586
Kingdom of Saudi Arabia
Telephone: (+966 11) 218 5555
Fax : (+966 11) 218 5000
E-Mail : info@alinma.com

7. Saudi Hollandi Bank

Main branch
PO Box 1467
Riyadh 11431

ACTIVITY CODE (NACE) Telephone: (+966 11) 406 7888
Fax : (+966 11) 403 1104
LINE OF BUSINESS 6810 - Buying and selling of own real estate; 6820 - Renting and operating of own or leased real estate; 6831 - Real estate agencies; Real Estate services providers as well as land leasing and general contracting services providers.

Some of subject's completed projects includes:

- Mall of Arabia;
 - Aziz Mall;
 - Khurais Plaza;
 - Salam Mall;
 - Al Ahsa Mall;
 - Al Noor Mall;
 - Mall of Dharan;
 - Saharh Plaza;
 - Nakheel Plaza;
- Worldwide, mainly from Europe.

IMPORT FROM
EXPORT TO
FACILITIES

Subject does not export.
Owned premises comprising administrative offices located at the heading address.

RELATED COMPANIES

Subject is a member of the Fawaz Al Hokair Group of Companies, Saudi Arabia, headed by :

Fawaz Alhokair Group
(Fas Saudia Holding Co.)
Al Hokair Building
Al Thomary Street
Al Shumaisi Area
PO Box 34190
Riyadh 11333
Telephone: (+966 11) 435 0000
Fax : (+966 11) 435 7268
C.R. No. : 1010209391

Other members of the group includes:

1. Haifa B. Al Kalam & Partners International
Company for Trading
PO Box 359
Riyadh 11411
Telephone: (+966 11) 495 0000
Fax : (+966 11) 435 7269
2. International Developed Company for Retail
Saudi Arabia
3. Retail Group Egypt

36 Nasser Khesro St. Off Abbas El Akkad St.
Beside International Park
Nasr City
Cairo
Egypt
Telephone: (+20 2) 2401 2938

4. Retail Group Jordan
Wakalat Street
Sweifieh
PO Box 2829
Amman 11821
Jordan
Telephone: (+962 6) 582 0773
Fax : (+962 6) 582 0774
E-Mail : info@retailgroup.jo

5. Saudi Retail Company
Riyadh
Saudi Arabia
C.R. No. : 101030642

6. Kazakhstan Retail Group
Kazakhstan

7. Al Fareeda Commercial Agents Co. (Tuwayar)
Saudi Arabia

8. Azerbaijan Retail Group
Azerbaijan

9. AFG 4 Ltd.
United Arab Emirates

10. Burberry Saudi Ltd. Co.
Saudi Arabia

11. Gallery Mall
Saudi Arabia

12. Investit Realty
Bahrain

13. Commercial Center Co. Ltd.
Saudi Arabia

14. Nosoq For Commercial Projects Company
Saudi Arabia
Riyadh

C.R. No. : 1010149420

15. Al Waheedah Equipment Company Limited

Al Ajlan Centre
Olaya Street
PO Box 359
Riyadh 11411
Telephone: (+966 11) 435 0037
Fax : (+966 11) 435 7269
C.R. No. : 1010148888

16. Wehbi Commercial Company
Saudi Arabia

17. Manar Financial Investment Company (MFI)

PO Box 34190
Riyadh 11333
Telephone: (+966 11) 211 3344
Fax : (+966 11) 211 2423
C.R. No. : 1010210437

18. Riyadh Medicine Company (RMC)

PO Box 330071
Riyadh 11373
Telephone: (+966 11) 276 7875
Fax : (+966 11) 276 5616
E-Mail : info@riyadhmedicine.com.sa

19. Arabian Centres

PO Box 341904
Riyadh 11333
Telephone: (+966 11) 293 4141
Fax : (+966 11) 293 4455

20. Fawaz Abdulaziz AlHokair And Partner Company

Al Hokair Building
Al Shemaisai Street (Aka Al Imam Turkey
Street)
P.O. Box 359
Riyadh 11411
Telephone: (+966 11) 435 0000
Fax : (+966 11) 435 7268
C.R. No. : 1010076209
RCCI Membership No. : 4859
Capital : SR 700,000,000

21. Tadarees Najd Securities

PO Box 365096
Riyadh 11393

Telephone: (+966 11) 402 6864
Fax : (+966 11) 276 7818
Website : www.tns.com.sa
E-Mail : info@tns.com.sa

22. First Motor Company Ltd
PO Box 341901
Riyadh 11333
Telephone: (+966 11) 470 2106

23. Manar Financial Investment Company
Kingdom Centre, 56th Floor
PO Box 341905
Riyadh 11333
Telephone: (+966 11) 211 3344
Fax : (+966 11) 211 2423

24. Saudi Geant Company Ltd.
PO Box 121019
Riyadh 11699
Telephone: (+966 11) 209 6666 ext. 100
Fax : (+966 11) 209 6555

25. Fawaz Al Hokair Real Estate Co.
Olaya Street
PO Box 341904
Riyadh
Telephone: (+966 11) 291 4141
Fax : (+966 11) 435 7268

26. Abdul Mohsen Al Hokair Group For Tourism And
Development
Al Tameer Center, 2nd Floor
Downtown, Al Deira Area
PO Box 57750
Riyadh 11584
Telephone: (+966 11) 448 3344
Fax : (+966 11) 413 1390
E-Mail : info@hokair.com

27. Leisure Unlimited LLC
Al Hana Center, Mezzanine Floor Room 123
Sheikh Zayed Road
Satwa Area
PO Box 213830
Dubai
United Arab Emirates
Telephone: (+971 4) 358 0344
Fax : (+971 4) 358 0345

E-Mail : roy@fflu.com /
info@fitnessfirst.ae

28.Marriott Courtyard
Saudi Arabia

29.Al Fareda Commercial Agents Company
Saudi Arabia

30.Echo Design Consultants
PO Box 359
Riyadh 11411

31.Fawaz Abdulaziz Alhokair and Associates Hotel
Company
PO Box 359
Riyadh 11411

32.Fawaz Alhokair Real Estate Company
PO Box 359
Riyadh 11411

33.Al Hokair Fashion Retail
PO Box 359
Riyadh 11411

34.FAS Hotels
PO Box 341904
Riyadh 11333
Telephone: (+966 11) 293 4141
Fax : (+966 11) 293 4455

35.Food & Entertainment Co. Ltd
Olaya District
P.O. Box No.: 305383
Riyadh 11361
C.R. No. : 1010188283

PAYMENT RECORDS

CREDIT OPINION

We consider it is acceptable to deal with subject for LARGE amounts.

SPECIAL REMARKS

INTERVIEWED

Subject's employees.

FOREIGN EXCHANGE RATES

Currency	Unit	Indian Rupees
US Dollar	1	INR 68.57
UK Pound	1	INR 89.73
Euro	1	INR 79.74
	1	INR

Note : Above are approximate rates obtained from sources believed to be correct

INFORMATION DETAILS

Analysis Done by :	
Report Prepared by :	KET

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RATING EXPLANATIONS

Credit Rating	Explanation	Rating Comments
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D	High Risk	Business dealing not recommended or on secured terms only
NB	New Business	No recommendation can be done due to business in infancy stage
NT	No Trace	No recommendation can be done as the business is not traceable

NB is stated where there is insufficient information to facilitate rating. However, it is not to be considered as unfavourable.

This score serves as a reference to assess SC's credit risk and to set the amount of credit to be extended. It is calculated from a composite of weighted scores obtained from each of the major sections of this report. The assessed factors are as follows:

- Financial condition covering various ratios
- Company background and operations size
- Promoters / Management background
- Payment record
- Litigation against the subject
- Industry scenario / competitor analysis
- Supplier / Customer / Banker review (wherever available)

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