

Auditors Report	English 01/01/2021-31/12/2021
DISCLOSURE AUDITOR'S REPORT DISCLOSURE OF AUDITOR'S REPORT	
AUDITOR'S OPINION	
Qualified Opinion	Yes
AUDITOR'S OPINION BASIS	
Qualified opinion and basis of Qualified opinion	<a href="#">Ref #1</a>
Adverse opinion and basis of adverse opinion	<a href="#">Ref #2</a>

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## Independent Auditor’s Report

To the Unitholders of  
Oman REIT Fund  
P.O. Box 176  
Postal Code 130  
Sultanate of Oman

Report on the Audit of the Revised Financial Statements

### Opinion

We have audited the revised financial statements of Oman REIT Fund (the “Fund”), which comprise the statement of financial position as at 31 December 2021, and the statement of comprehensive income, statement of changes in unitholders’ funds and statement of cash flows for the period from 20 December 2020 (date of incorporation) to 31 December 2021, and notes to the revised financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying revised financial statements present fairly, in all material respects, the financial position of the Fund as at 31 December 2021, and its financial performance and its cash flows for the period then ended in accordance with International Financial Reporting Standards (IFRSs).

### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor’s Responsibilities for the Audit of the Revised Financial Statements* section of our report. We are independent of the Fund in accordance with the International Ethics Standards Board for Accountants’ *Code of Ethics for Professional Accountants* (IESBA Code) together with the ethical requirements that are relevant to our audit of the revised financial statements in the Sultanate of Oman, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Other Matter

The previously issued set of financial statements of the Fund for the period from 20 December 2020 (date of incorporation) to 31 December 2021, were audited by another auditor who expressed an adverse opinion on those statements on 27 March 2022. These are the revised financial statements of the Fund for the same period, which are re-issued by the management on 8 June 2022 (note 2).

## Independent Auditor’s Report (continued)

### Key Audit Matter

Key audit matter is the matter that, in our professional judgment, was of most significance in our audit of the revised financial statements of the current period. This matter was addressed in the context of our audit of the revised financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

<i>Key audit matter</i>	<i>How our audit addressed the key audit matter</i>
Valuation of investment properties	Our audit procedures in this area included the following:

As at 31 December 2021, the Fund’s investment

properties amounted to RO 44.4 million which represented 91% of the Fund’s total assets.

The investment properties are stated at their fair values based on valuations from professionally qualified external valuers. The valuation process involves significant judgement in determining the appropriate valuation methodology to be used, and in estimating the underlying assumptions to be applied. The valuations are sensitive to key assumptions applied, including those relating to capitalisation rate, void rate and operating costs, i.e., a change in assumptions may have an impact on the valuation.

We have identified the valuation of investment properties as a key audit matter due to the significance of the investment properties in the context of the Fund’s revised financial statements as a whole and because of the significant judgements involved in determining the fair value.

The accounting policies and disclosures relating to investment properties are set out in notes 2 and 9 to the revised financial statements, respectively.

- Assessed the external valuer's qualification, experience and expertise in the properties being valued and considered their objectivity and independence;
- Involved our internal valuation specialists to assess the appropriateness of the assumptions applied to key inputs as well as assessing the methodology used by the Fund's management based on our knowledge of the business and industry;
- Read the valuation report of the properties valued by the independent external valuation expert and confirmed the valuation approach adopted by management is in accordance with International Financial Reporting Standards and suitable for use in determining the fair value for the purpose of the financial statements; and
- Assessed the appropriateness of the related disclosures in the financial statements in accordance with IFRSs.

**Other Information included in the Fund’s 2021 Revised Annual Report**

Other information consists of the information included in the Fund’s 2021 Revised Annual Report, other than the revised financial statements and our auditor’s report thereon. Those charged with governance and management are responsible for the other information. We obtained the revised Chairman’s report and Corporate Governance report prior to the date of our auditor’s report.

Our opinion on the revised financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

**Independent Auditor’s Report (continued)**

**Other Information included in the Fund’s 2021 Revised Annual Report (continued)**

In connection with our audit of the revised financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the revised financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed on the other information that we obtained prior to the date of the auditor’s report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Responsibilities of Management and Those Charged with Governance for the Revised Financial Statements**

Management is responsible for the preparation and fair presentation of the revised financial statements in accordance with IFRSs and the relevant requirements of the Capital Market Authority (the “CMA”) of the Sultanate of Oman, and for such internal control as management determines is necessary to enable the preparation of revised financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the revised financial statements, management is responsible for assessing the Fund’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Fund’s financial reporting process.

**Auditor’s Responsibilities for the Audit of the Revised Financial Statements**

ANNUAL FINANCIAL STATEMENTS WERE APPROVED BY THE BOARD OF DIRECTORS ON 04 May 2022

Our objectives are to obtain reasonable assurance about whether the revised financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these revised financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the revised financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for expressing an opinion on the effectiveness of the Fund’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

## Independent Auditor’s Report (continued)

### Auditor’s Responsibilities for the Audit of the Revised Financial Statements (continued)

- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the revised financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the revised financial statements, including the disclosures, and whether the revised financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the revised financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor’s report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### Report on Other Legal and Regulatory Requirements

In our opinion, the revised financial statements of the Fund comply, in all material respects, with the relevant requirements of the CMA of the Sultanate of Oman.

Nasser Al Mugheiry  
Licence No. L1024587  
ABU TIMAM  
(Chartered Certified Accountants)

8 June 2022

# 2

NA

Auditors Report		English
DISCLOSURE OF AUDITOR'S DETAILS		01/01/2021-31/12/2021
DISCLOSURE OF AUDITOR'S DETAILS		
Name of audit firm		ABU TIMAM GRANT THORNTON
Registration number of Audit firm		1098977