



## Fund Objective

The principal investment objective of the Fund is to invest in income-generating real estate assets to earn regular rental income and distribute at least 90% of Fund's net income in cash to investors quarterly. The cash distributed excludes any capital gains arising from the sale of the assets.

## Fund Level Data

|                                            |                                                   |                                            |                                                                 |
|--------------------------------------------|---------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------|
| <b>No. of properties</b>                   | 20                                                | <b>Auditor</b>                             | Ibrahim Ahmed Al Bassam & Co (PKF) Certified Public Accountants |
| <b>Listing date</b>                        | 20-03-2018                                        | <b>Custodian</b>                           | Al-Nefae Investment Group                                       |
| <b>No. of units<br/>(at ₪10 par value)</b> | 275,607,498                                       | <b>Dividend policy</b>                     | To distribute at least 90% of net profit                        |
| <b>Management fee</b>                      | 0.8% of total assets less expenses                | <b>Dividend distribution</b>               | Quarterly                                                       |
| <b>Custodian fee</b>                       | ₪120,000 per annum                                | <b>Valuation frequency</b>                 | Semi-annual                                                     |
| <b>Auditor fee</b>                         | 0.01% of the fund's total assets value "Annually" | <b>Fund manager investment on the fund</b> | 26,695,511 unit                                                 |

| <b>Dividend Distribution Details</b>                   | <b>Eligibility<br/>(as per report date)</b> | <b>Total Distributed<br/>Dividend (₪)</b> | <b>Total Units</b> | <b>₪/Unit</b> |
|--------------------------------------------------------|---------------------------------------------|-------------------------------------------|--------------------|---------------|
| <b>Paid In H1 2021 - For Period 1 Jul - 31 Dec'20</b>  | 09-02-2021                                  | 45,319,920                                | 161,856,857        | 0.28          |
| <b>Paid In H2 2021 - For Period 1 Jan - 30 Jun'21</b>  | 10-08-2021                                  | 45,319,920                                | 161,856,857        | 0.28          |
| <b>Paid In H1 2022 - For Period 1 Jul - 31 Dec'21</b>  | 08-02-2022                                  | 45,319,920                                | 161,856,857        | 0.28          |
| <b>Paid In H2 2022 - For Period 1 Jan - 30 Jun'22</b>  | 09-08-2022                                  | 53,412,763                                | 161,856,857        | 0.33          |
| <b>Paid In H1 2023 - For Period 1 Jul - 31 Dec'22</b>  | 14-02-2023                                  | 53,412,763                                | 161,856,857        | 0.33          |
| <b>Paid In Q2 2023 - For Period 1 Jan - 31 Marc'23</b> | 15-05-2023                                  | 24,278,529                                | 161,856,857        | 0.15          |
| <b>Paid In Q3 2023 - For Period 1 Apr - 30 Jun'23</b>  | 09-07-2023                                  | 19,422,823                                | 161,856,857        | 0.12          |
| <b>Paid In Q4 2023 - For Period 1 Jul - 30 Sep'23</b>  | 11-20-2023                                  | 35,828,975                                | 275,607,498        | 0.13          |
| <b>Paid In Q1 2024 - For Period 1 Oct - 31 Dec'23</b>  | 02-19-2024                                  | 38,585,050                                | 275,607,498        | 0.14          |
| <b>Paid In Q2 2024 - For Period 1 Jan - 31 Mar'24</b>  | 05-09-2024                                  | 37,207,012                                | 275,607,498        | 0.135         |
| <b>Paid In Q3 2024 - For Period 1 Apr - 30 Jun'24</b>  | 08-08-2024                                  | 35,828,975                                | 275,607,498        | 0.13          |
| <b>Paid In Q4 2024 - For Period 1 Jul - 30 Sep'24</b>  | 11-07-2024                                  | 38,585,050                                | 275,607,498        | 0.14          |
| <b>Paid In Q1 2025 - For Period 1 Oct - 31 Dec'24</b>  | 02-10-2025                                  | 38,585,050                                | 275,607,498        | 0.14          |
| <b>Paid In Q2 2025 - For Period 1 Jan - 31 Mar'25</b>  | 05-08-2025                                  | 35,828,975                                | 275,607,498        | 0.13          |
| <b>Paid In Q3 2025 - For Period 1 Apr - 30 Jun'25</b>  | 31-07-2025                                  | 33,072,900                                | 275,607,498        | 0.12          |
| <b>Paid In Q4 2025 - For Period 1 Jul - 30 Sep'25</b>  | 30-10-2025                                  | 35,828,975                                | 275,607,498        | 0.13          |
| <b>Paid In Q1 2026 - For Period 1 Oct - 31 Dec'25</b>  | 02-12-2026                                  | 38,585,049.72                             | 275,607,498        | 0.14          |
| <b>Paid In Q2 2026 - For Period 1 Jan - 31 Mar'26</b>  | 04-30-2026                                  | 35,828,974.74                             | 275,607,498        | 0.13          |
| <b>Paid In Q3 2026 - For Period 1 Apr - 30 Jun'26</b>  | 09-01-2026                                  | 37207012.23                               | 275,607,498        | 0.135         |

## Performance of the Unit Price &amp; NAV

|              | For Relevant Quarter | YTD    | 1 Year | 3 Year  | Since Inception |
|--------------|----------------------|--------|--------|---------|-----------------|
| Market Price | -5.62%               | -4.57% | -1.90% | -12.95% | -22.70%         |
| NAV          | 2.17%                | 1.64%  | 3.73%  | 12.35%  | -5.40%          |

## Pre-Financial Statement (reviewed) as of 30.06.2026

| Income Statement                                   |             | Balance Sheet                               |               |
|----------------------------------------------------|-------------|---------------------------------------------|---------------|
| Total Revenue                                      | 115,680,172 | Total Assets                                | 3,164,399,656 |
| Total Expenses*                                    | -69,571,243 | Total Liabilities                           | 937,009,959   |
| Net Income                                         | 46,108,929  | Net Asset Value Attributable to Unitholders | 2,227,389,697 |
| Funds from Operation                               | 46,949,336  | Units Issued                                | 275,607,498   |
| * Total expenses includes reversal of ₪ 28,868,266 |             |                                             |               |

## Q3 2026 Financial Highlights

|                                                                        |                  |
|------------------------------------------------------------------------|------------------|
| Total assets <sup>2</sup>                                              | 3,161,929,317    |
| Net asset value attributable to unitholders <sup>2</sup>               | 2,204,256,957    |
| NAV per unit (at cost) <sup>2</sup>                                    | 8.00             |
| Distributed dividends (latest distributed dividend)                    | 37,207,012.23    |
| Distribution % from the fund's net asset value <sup>2</sup>            | 0.02             |
| Relevant quarter rental income                                         | 55,255,487.01    |
| Total debt <sup>2</sup>                                                | (896,399,586.02) |
| Market price as on 30.09.2026                                          | 7.73             |
| Relevant quarter rental income over market capitalisation <sup>1</sup> | 0.03             |
| Total debt as % of total asset value <sup>2&amp;4</sup>                | 0.28             |
| Total fees & expenses <sup>3</sup>                                     | (41,552,587.63)  |
| Total fees & expenses <sup>3</sup> to total asset value <sup>2</sup>   | 0.01             |
| *Total fund cost <sup>4</sup> as % of total asset value <sup>2</sup>   | 0.42%            |

<sup>5</sup> Fulfillment period and due date

| Facility Amount (₪ Mn) | Period (Yrs.) | Start  | End    |
|------------------------|---------------|--------|--------|
| 92.30                  | 7             | Dec-19 | Dec-26 |
| 65.88                  | 7             | Dec-19 | Dec-26 |
| 18.60                  | 7             | Feb-20 | Dec-26 |
| 100.00                 | 7             | Feb-20 | Dec-26 |
| 105.15                 | 7             | Mar-22 | Feb-29 |
| 145.41                 | 5             | Apr-26 | Mar-31 |
| 57.55                  | 7             | Aug-26 | Jun-33 |
| 254.50                 | 5             | Feb-26 | Feb-31 |
| 57.01                  | 5             | Feb-26 | Feb-31 |

The Purpose of the Facilities: Refinance and Acquisitions of real estate

<sup>1</sup> Market capitalisation = No. of units multiplied by market price as on 30.09.2026<sup>2</sup> Values as on 30.09.2026 (Unaudited)<sup>3</sup> Expenses includes all cash and non-cash charges<sup>4</sup> Operating expenses excluding depreciation, impairment (reversal) if any & interest expense (Unaudited)

| Fees / Expenses                                                                                               | Quarterly Amount (ﷲ) | % Of Total Assets | Annual Cap Limit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------|----------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subscription Fees</b>                                                                                      | -                    | 0.00%             | 2% of the subscribed amount, One time Payment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Fund Management Fees</b>                                                                                   | 7,490,578            | 0.24%             | 0.8% of total assets less expenses, "Annually".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Custody Fees</b>                                                                                           | 37,201               | 0.00%             | ﷲ185,000 Annually.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Transfer Ownership Fees</b>                                                                                | -                    | 0.00%             | 1% of the purchase or sale price, "Paid Once Upon Purchasing or Selling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Structured Finance Fees</b><br>(This fee is depreciated over the financing period of the amount withdrawn) | -                    | 0.00%             | 2% of the amount withdrawn, "Paid Once Upon Receiving any Banking Facilities".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Property Management Fee</b>                                                                                | 679,537              | 0.02%             | The property management fees for properties managed by Property Management are as follows: Andalusia and Al Ahsa Square, with a total equivalent of ﷲ1,656,000 annually, Rama Plaza, with 8% of the rent collected, Al Narjis Plaza, with 8% of the rent collected, in addition to 5% of the rent collected from the main tenant, and Oasis Mall 7.5% of the rental value collected, with the exception of the tenant Landmark, which is charged 5% of the rent collected, in addition to ﷲ25,000 per month, and 5% of the rent collected from new tenants for a period of one year only. |
| <b>Sub Administrator Fees</b>                                                                                 | 120,258              | 0.00%             | \$55,200 equivalent to ﷲ192,000 and increase by 3.5% every calendar year. The Fund also pays additional amounts to the sub-administrator for each additional property acquired by the Fund or when a lease with a single main tenant in a particular property is converted into a lease with multiple tenants in the same property.                                                                                                                                                                                                                                                       |
| <b>Real Estate Evaluation Fees</b>                                                                            | 14,000               | 0.00%             | 0.05% of the total value of the fund's assets, "Annually".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Regulatory Fees</b>                                                                                        | 1,875                | 0.00%             | ﷲ7,500 Annually.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Remuneration of Independent Board Member</b>                                                               | 15,000               | 0.00%             | ﷲ5,000 for each Independent Board Member "Annually".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Transaction Expenses</b>                                                                                   | -                    | 0.00%             | 0.10% of the fund asset's total value "Annually".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Brokerage Commission</b>                                                                                   | -                    | 0.00%             | 2.5% of the acquisition value for any real estate asset.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Unit Register Management by Tadawul</b>                                                                    | -                    | 0.00%             | ﷲ50,000 in addition to ﷲ2 for each unit holder, with a maximum of 500,000.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Annual Fees for Listing in Tadawul</b>                                                                     | 75,616               | 0.00%             | 0.03% of the fund market value maximum 300,000 "Annually".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Finance Expenses</b>                                                                                       | 14,937,300           | 0.47%             | Financing costs during the financing term, the fees, expenses & the expenses related to the financing arrangement, which are paid only once when arranging the financing.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Auditor Fees</b>                                                                                           | 101,750              | 0.00%             | 0.01% of the fund's total assets value "Annually".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Initial Listing Fees</b>                                                                                   | -                    | 0.00%             | ﷲ50,000 paid once upon establishment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Development Fees</b>                                                                                       | -                    | 0.00%             | Negotiable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Publishing Information on the Saudi Stock Exchange Website Fees</b>                                        | 1,250                | 0.00%             | ﷲ5,000 Annually.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Registration Fees in the Saudi Stock Exchange</b>                                                          | 125,000              | 0.00%             | ﷲ500,000 Annually.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Other Expenses</b>                                                                                         | 230,981              | 0.01%             | 0.25% of the fund's total assets value "Annually".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Depreciation Expense</b>                                                                                   | 12,894,667           | 0.41%             | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Provision for Doubtful Debts</b>                                                                           | -                    | 0.00%             | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

For more information, please see the terms and conditions of the fund announced on the Al Rajhi Capital and Saudi Tadawul websites

## Fund Update

**During Q3 2026, the following events occurred and were announced on Tadawul & alrajhi capital website**

1. Announcement by alrajhi capital the availability of the Quarterly statement of alrajhi REIT Fund for the period ending on 30-06-2026.
2. Announcement by alrajhi capital for the availability of the semiannual reports of the assets of alrajhi REIT Fund for the period ending on 30-06-2026.
3. Announcement by alrajhi capital for providing the public with the interim financial statements of alrajhi REIT Fund's for the period ending on 30-06-2026 are available to the public.
4. Announcement by alrajhi capital regarding the distributions of Fund's dividends to the Unitholders of alrajhi REIT Fund.

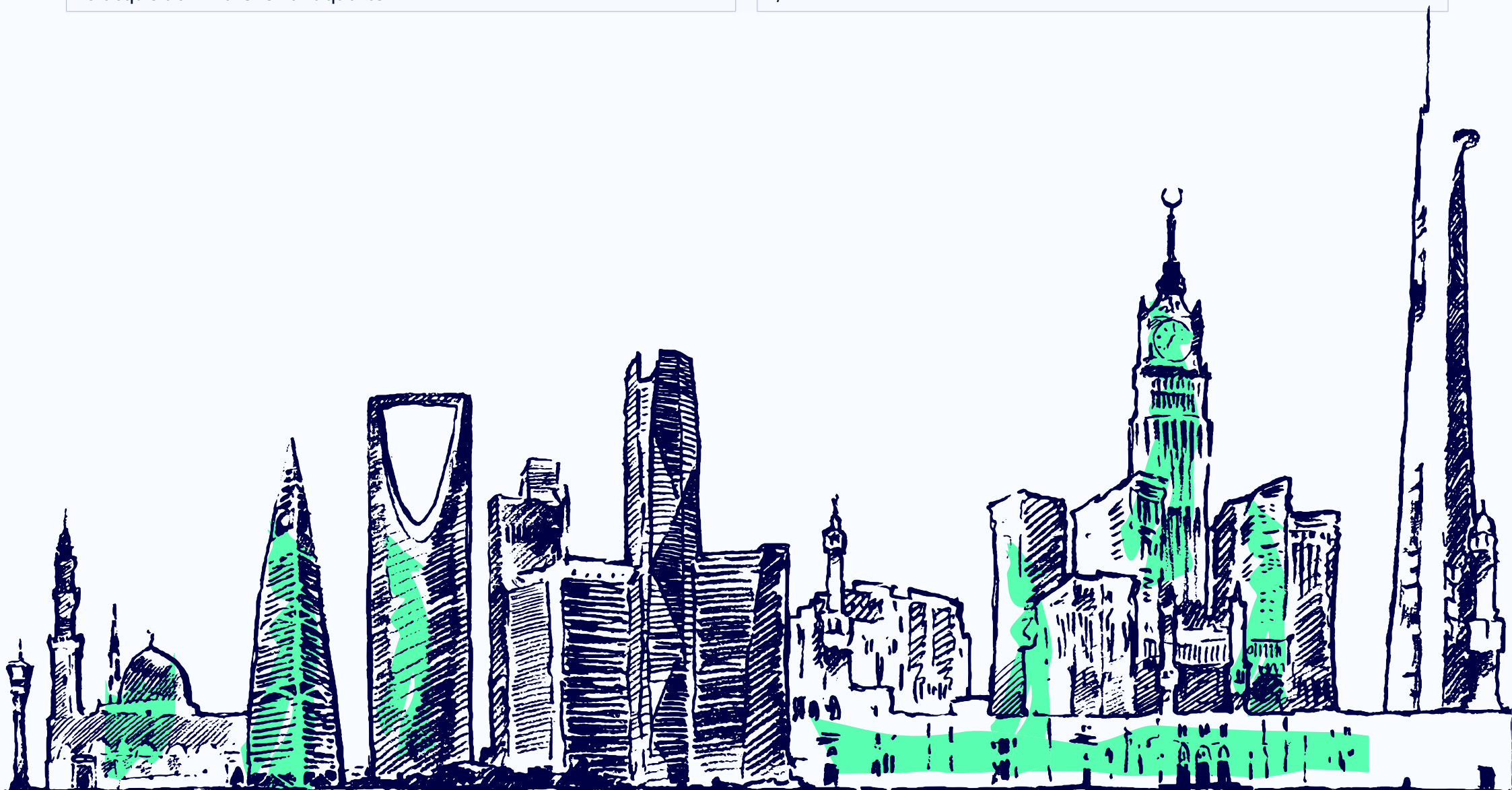
**For more details, please visit the announcements page in Tadawul & alrajhi capital website**

## The fund acquisition within the relevant quarter

No acquisition in the relevant quarter

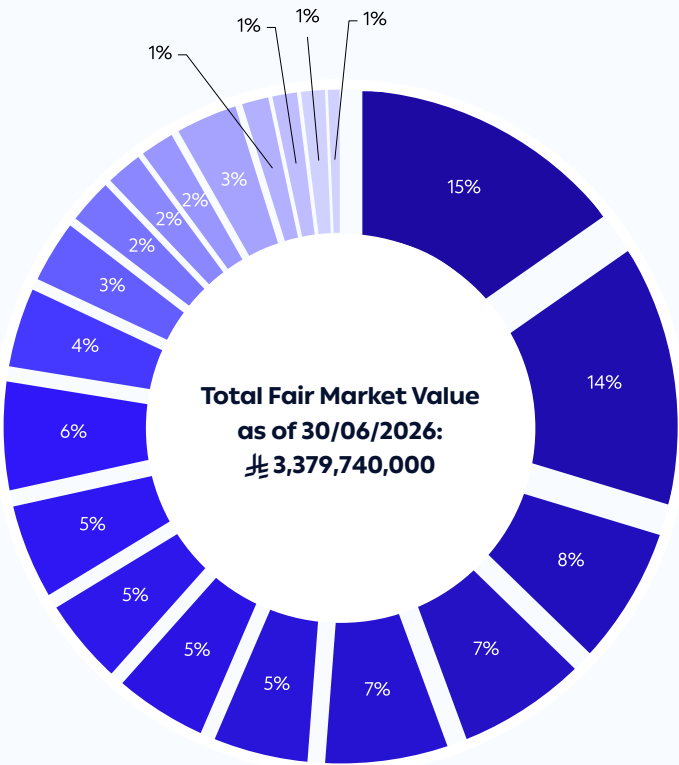
## The projects approved by the developer

N/A



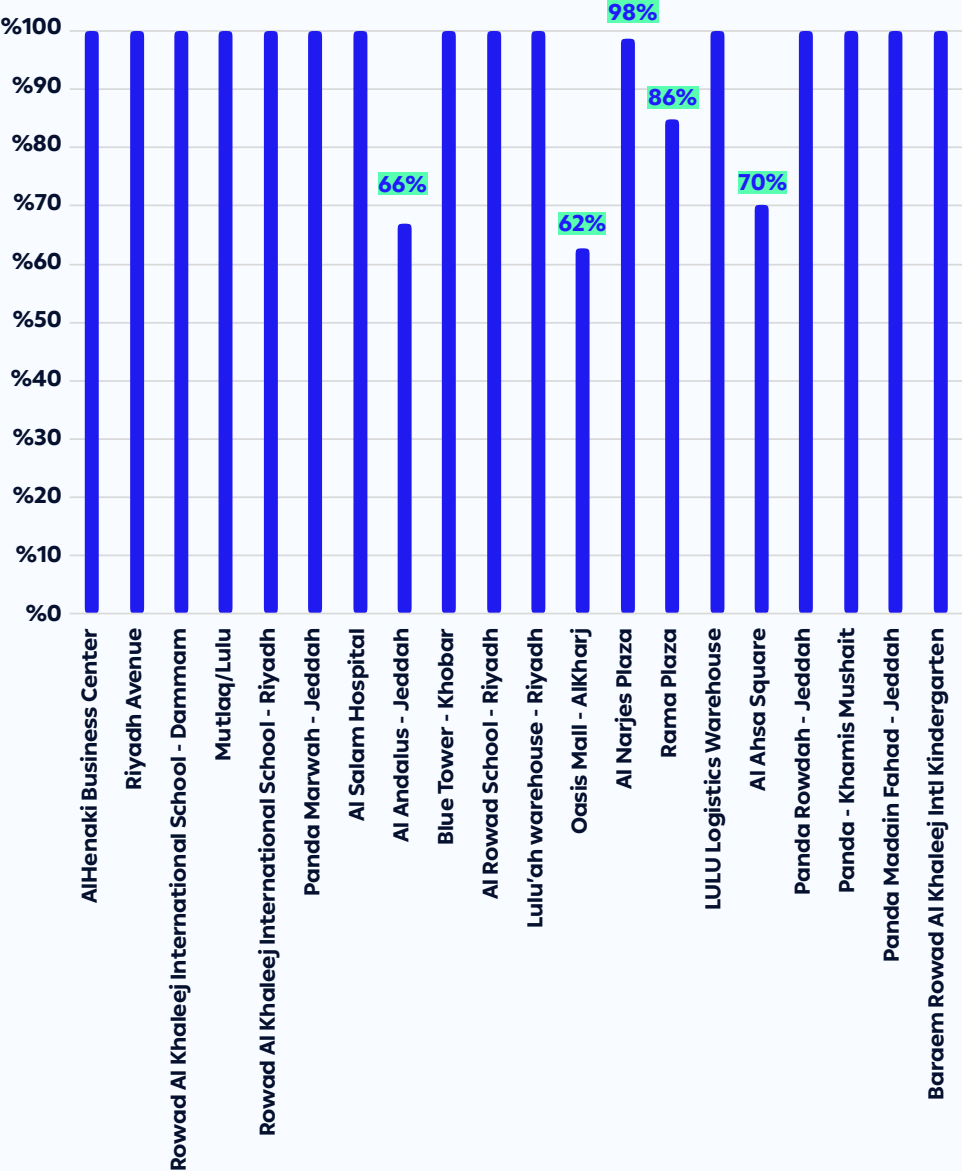
Portfolio Highlights

Property Fair Market Value By Assets



|                                        |                                            |
|----------------------------------------|--------------------------------------------|
| Riyadh Avenue                          | Al Salam NMC Hospital                      |
| Al Henaki                              | Oasis Mall                                 |
| Rowad Al Khaleej Intl. School - Dammam | Rama Plaza                                 |
| Mutlaq/Lulu                            | Ahsa Square (Jarir Bldg)                   |
| Rowad Al Khaleej Intl. School - Riyadh | LULU Logistics Warehouse                   |
| Panda Marwah - Jeddah                  | Al Narjes Plaza                            |
| Al Andalus - Jeddah                    | Panda - Khamis Mushait                     |
| Lulu'ah warehouse - Riyadh             | Panda Rowdah - Jeddah                      |
| Blue Tower - Khobar                    | Panda Madain Fahad - Jeddah                |
| Al Rowad School - Riyadh               | Baraem Rowad Al Khaleej Intl. Kindergarten |

Occupancy % for Each Property



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