



Fourth Quarter

2025

FUND OBJECTIVE

The fund's main objective is to provide current income to investors by investing in income-generating real estate assets of no less than 75% of the fund's total assets according to the latest audited financial statements.

Fundamental developments and updates

1. Announcement by Al Wasatah Al Maliah (Wasatah Capital) regarding the occurrence of a specific event in AlAziziah REIT Fund.
2. Announcement by Al Wasatah Al Maliah (Wasatah Capital) regarding an update to the terms and conditions of AlAziziah REIT Fund.
3. Announcement by Al Wasatah Al Maliah (Wasatah Capital) regarding a non-fundamental change in AlAziziah REIT Fund.
4. Announcement by Al Wasatah Al Maliah (Wasatah Capital) regarding the change of the fund's name.
5. Announcement by Al Wasatah Al Maliah (Wasatah Capital) regarding an update to the terms and conditions of AlAziziah REIT Fund.
6. Announcement by Al Wasatah Al Maliah (Wasatah Capital) regarding a non-fundamental change in AlAziziah REIT Fund.
7. Announcement by Al Wasatah Al Maliah (Wasatah Capital) regarding the occurrence of a specific event in SICO Saudi REIT Fund.
8. Announcement by Al Wasatah Al Maliah (Wasatah Capital) regarding a change in the board of directors of SICO Saudi REIT Fund.
9. Announcement by Al Wasatah Al Maliah (Wasatah Capital) regarding a fundamental change in SICO Saudi REIT Fund.
10. Announcement by SICO Capital regarding a non-fundamental change in SICO Saudi REIT Fund.

Fund basic information

Fund Size	572,400,000 Saudi Riyals
Number of Fund Units	57,240,000 units
Nominal Value of the Unit	10 Saudi Riyals
Listing Date	January 18, 2018G
Risk Level	High
Fund Duration	99 Years
Number of Times Evaluated	At least once every six months
Management Fees	1% annually of net asset value
Dividend distribution	Semi annual
Other Fees and Expenses	Up to a maximum of 1% per annum (of net asset value)
Fund Manager's Investment in the Fund	4,669,453 units

Fourth Quarter Data As of 31 December 2025

Total Asset value of the fund units (book value)	396,572,964 Saudi Riyals
Net asset value of the fund units (book value)	242,616,940 Saudi Riyals
Net asset value of the fund units (fair value of real estate investment)	303,706,604 Saudi Riyals
Fund expense ratio to total assets	0.16%
Total expenses & fees ratio to total assets	2.12%
Rental income yield per unit price	2.28%
Financing as a percentage of total assets	37.80%

*All data and figures are based on book value
And are unaudited

*The financing term is 5 years, starting from March 2021G.
*Funding: 149,891,640 Saudi Riyals.

*Exposure period: 0.19 years.
*Due date: March 9, 2026G.

Fund expenses for the second quarter of 2025G	Riyals	% of the fund's total assets	Maximum expenses
Management Fees	469,230	0.12%	1% of net asset of the fund
Administrative Manager Fees	23,328	0.01%	0.05% of net asset of the fund
Custodian Fees	19,524	0.00%	155,000 Saudi Riyals annually
Sharia Authority Fees	4,670	0.00%	18,750 Saudi Riyals annually
Independent Members of the Board of Directors of the Fund	0	0.00%	20,000 Saudi Riyals annually
Auditors	6,188	0.002%	52,250 Saudi Riyals annually
Fund Asset Valuation Fees	8,956	0.00%	75,776 Saudi Riyals annually
Listing fees	19,540	0.00%	0.03% of asset value annually
Registration fees in the Saudi financial market	100,822	0.03%	N/A
Capital Market Authority (CMA) Supervision Fees	1,875	0.00%	7,500 Saudi Riyals annually
Depreciation Expenses	2,446,535	0.62%	-
Financing Expenses	2,727,778	0.69%	-
Property Management Fees	274,037	0.07%	-
Property Maintenance Expenses	11,380	0.00%	-
Allowance for Doubtful of debts	1,992,133	0.50%	-
Other expenses	304,097	0.08%	0.5% of net asset of the fund
Total	8,410,093	2.12%	-

The data is for the period starting from October 1, 2025G and ending on December 31, 2025G.

The figures in the report are not audited.

DISCLAIMER:

This statement is based on data from reliable sources within the company. The financial and non-financial assumptions and estimates are based on the best available estimates at the time of preparation of this document and may change, either positively or negatively, if an unforeseen event occurs after the preparation of this document. This presentation is not intended to be exhaustive or to contain all the information a recipient may need to evaluate the performance of a security and/or the risks of investing. The recipient should base their decision on their own review and evaluation of the investment opportunity, including its potential advantages and risks. No party should interpret the contents of this statement as advice of any kind. Each recipient of this report should consult their own advisors regarding any matters relevant to their potential decision. The company will provide an opportunity for questions to be directed to company officials regarding any aspect of the statement, as well as the opportunity to obtain additional information that the company possesses or can obtain without reasonable effort or cost. This document may not be redistributed, retransmitted, or disclosed, in whole or in part, or in any form or manner for any purpose whatsoever, without the prior written consent of Al Wasatah Al Maliah (Wasatah Capital).

Real estate portfolio

Property Name	% of Total Assets	Occupancy Rate
Eskan Tower 4	25%	100%
Eskan Tower 5	19%	100%
Eskan Tower 6	18%	100%
I-Offices	34%	100%

Unit price performance

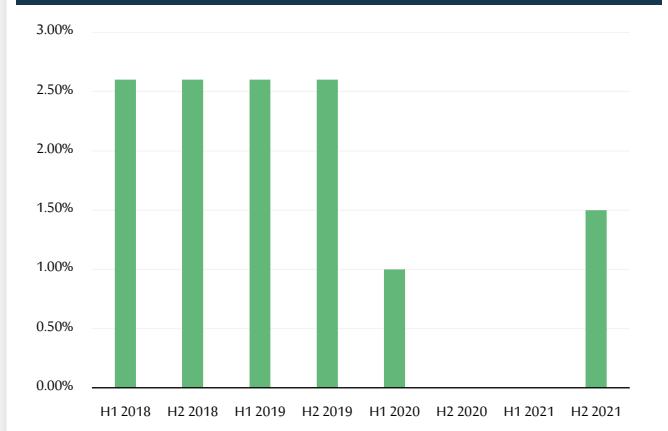
Date	Unit trading price	Net asset value per unit (book value)	Net asset value per unit (fair value)
31-03-2025G	3.84	4.24	5.67
30-06-2025G	4.26	4.25	5.44
30-09-2025G	4.16	4.24	5.47
31-12-2025G	4.04	4.24	5.31



Statement of distributed profits

Total distributed profits	-
No. of existing units	-
The value of dividends distributed for each unit (SAR)	-
% of distribution ratio of the Net Assets Value	-
Eligibility for cash dividends	-

Distributions



AL WASATAH AL MALIAH (WASATAH CAPITAL)

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