



First Quarter Report

2026

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.

Any Fundamental and Non-Fundamental Changes affect the fund performance

1.	Announcement by AL Wasatah Al Maliah (Wasatah Capital) that AL AZIZIAH REIT Fund's annual reports, including the annual audited financial statements, for the period ended on (2025-12-31) are available to the public
2.	Announcement by AL Wasatah Al Maliah (Wasatah Capital) regarding the distributions of Fund's dividends to the Unitholders of AL AZIZIAH REIT Fund
3.	Announcement by AL Wasatah Al Maliah (Wasatah Capital) regarding an update of the terms and conditions of AL AZIZIAH REIT Fund
4.	Announcement by AL Wasatah Al Maliah (Wasatah Capital) regarding Non-Fundamental changes to AL AZIZIAH REIT Fund
5.	AL Wasatah Al Maliah (Wasatah Capital) Announces the Occurrence of Specific Event to AL AZIZIAH REIT Fund
6.	AL Wasatah Al Maliah (Wasatah Capital) Announces the Occurrence of Specific Event to AL AZIZIAH REIT Fund
7.	Announcement by AL Wasatah Al Maliah (Wasatah Capital) for the availability of the semi annual reports of the assets of AL AZIZIAH REIT Fund for the period ending on 2025-12-31
8.	Announcement by AL Wasatah Al Maliah (Wasatah Capital) the availability of the Quarterly statement of AL AZIZIAH REIT Fund for the period ending on 2025-12-31

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	Quarterly
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

First Quarter Data As of 31 March 2026

Total Asset value of the fund units (book value)	405,507,475 Saudi Riyals
Net asset value of the fund units (book value)	242,285,710 Saudi Riyals
Net asset value of the fund units (fair value of real estate investment)	305,801,964 Saudi Riyals
Fund expense ratio to total assets	0.20%
Total expenses & fees ratio to total assets	1.54%
Rental income yield per unit price	2.06%
Financing as a percentage of total assets	36.96%

*All data and figures are based on book value And are unaudited | *The financing term is 5 years, starting from March 2021G. | *Exposure period: 0.45 years. | *Funding: 149,891,640 Saudi Riyals. | *Due date: September 9, 2026G.

Fund expenses for the First quarter of 2026G	Riyals	% of the fund's total assets	Maximum expenses
Management Fees	597,698	0.15%	1% of net asset value annually
Administrative Manager Fees	-	0.00%	0.05% of net asset value annually
Custodian Fees	38,750	0.01%	155,000 Saudi Riyals annually
Independent Members of the Board of Directors of the Fund	5,000	0.00%	20,000 Saudi Riyals annually
Auditors	13,063	0.00%	52,250 Saudi Riyals annually
Fund Asset Valuation Fees	18,944	0.00%	75,776 Saudi Riyals annually
Listing fees	19,441	0.00%	0.03% of asset value annually
Registration fees in the Saudi financial market	100,000	0.02%	N/A
Capital Market Authority (CMA) Supervision Fees	1,875	0.00%	7,500 Saudi Riyals annually
Depreciation Expenses	2,426,590	0.60%	-
Financing Expenses	2,575,565	0.64%	-
Property Management Fees	197,106	0.05%	-
Property Maintenance Expenses	4,015	0.00%	-
Allowance for Doubtful of debts	-	0.00%	-
Other expenses	264,227	0.07%	0.5% of net asset value annually
Total	6,262,274	1.54%	-

The data is for the period starting from January 1, 2026G and ending on March 31, 2026G. The figures in the report are not audited.

DISCLAIMER:

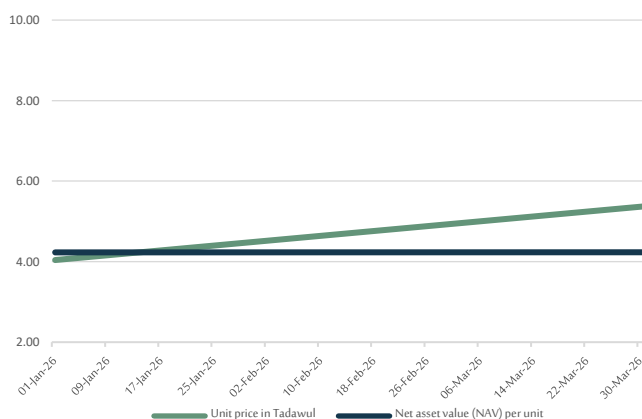
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Real estate portfolio

Property Name	% of Total Assets	Occupancy Rate
Eskan Tower 4	25%	100%
Eskan Tower 5	19%	100%
Eskan Tower 6	18%	100%
I-Offices	33%	100%

Unit price performance

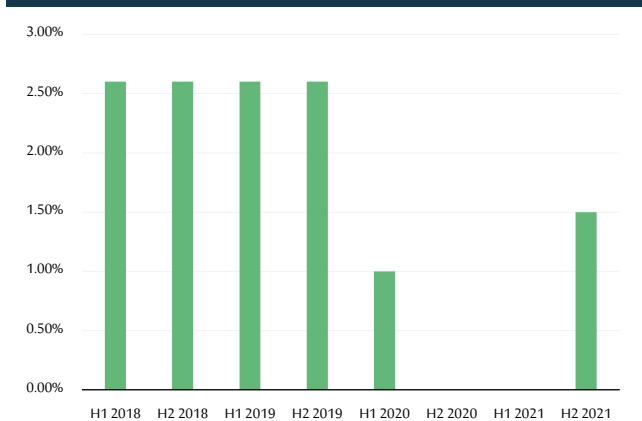
Date	Unit trading price	Net asset value per unit (book value)	Net asset value per unit (fair value)
30-06-2025G	4.26	4.25	5.44
30-09-2025G	4.16	4.24	5.47
31-12-2025G	4.04	4.23	5.30
31-03-2026G	5.38	4.23	5.34



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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