

Alinma Retail REIT

Approved by The Fund Sharia Board



1st Quarter 2025G

Objective of the Fund		Table illustrating the total expenses, fees and charges					
The principal investment objective of the Fund is to invest in income generating real estate assets primarily within the Kingdom of Saudi Arabia and distribute at least 90% of the Fund's net profit annually to the unitholders. The Fund may invest in under construction assets bearing in mind that at least 75% of the Fund's total assets value shall be invested in developed real estate qualified to generate periodic rental income. Further, the Fund will not invest in vacant lands.		Description		Value	% Of Assets Value	Maximum Limits	
		Board Member Compensation		0.0	0.00%	100,000 SAR	
		Fund Management Fee		1,520,934	0.099%	0.75% of the net asset value of the Fund Based on Fair value per annum, provided that the management fee does not exceed 12% of net cash flow from operating	
		Custody fee		57,250	0.004%	0.02% of Net Assets Value	
		Auditor Fee		16,875	0.001%	SR 50,000, which may change from time to time,change will be disclosed in the reports submitted to unitholders in accordance with fund terms and conditions	
Fund Information		Finance Expenses		9,088,924	0.590%	paid in according to the prevailing market price	
		CMA & tadawul Fee		290,940	0.019%	SR 400,000	
		Property Manager Fee		412,043	0.027%	10% of total Revenue(excluding incentive Fee)	
		Insurance Fee		36,515	0.002%	paid in according to the prevailing market price	
		Valuation Fee		0.0	0.00%	paid in according to the prevailing market price	
		Fund's administrative expenses		138,230	0.009%	paid in according to the prevailing market price	
		Operation Expenses (Property level)		3,155,854	0.205%	paid in according to the prevailing market price	
		Other Fee		131,107	0.009%	up to 0.5% of toal assets value	
		Total fees before Depreciation		14,848,672	0.963%		
		Figures are as of 31 March 2025G, and unreviewed The fund expenses mentioned above do not include provisions such as impairment provision, and expected credit loss provision.					
		List of Fund Assets					
		Assets		Asset Value 31/12/2024G	Percentage of total assets value	Current Occupancy Rate	Ownership
		Almakan Mall-Hafer Albatin		257,478,000	%17	56%	Free Hold
		Almakan Mall – Tabouk		98,491,000	%7	4%	Free Hold
		Almakan Mall – Al Dawadmi		87,524,000	%6	84%	Lease Hold
Signature		69,193,500	%5	99%	Free Hold		
Sifr Office Building		91,275,000	%6	100%	Free Hold		
Aljawharah Office Building		125,239,000	%8	100%	Free Hold		
Jazel Office Building		379,279,000	%25	100%	Free Hold		
*Bin Jalawi Office Building		399,000,000	%26	100%	Free Hold		
Total		1,507,479,500	100%				
* Value at acquisition							
Financial Over View							
Rental Income During the Period				25,347,707			
Net Revenue for the Period (Excluding Provisions)				10,526,035			
Total Assets Value as of 31/03/2025G				1,541,514,357			
Net Assets Value as of 31/03/2025G				817,333,718.14			
Number of Unit				118,000,000.00			
Net Revenue/ Unit Market Value as of 31/03/2025G				4.61%			
NAV per Unit (Book Value)				6.93			
Percentage of Fund Costs Over Total Assets Value				1.6%			
Figures are as of 31 March 2025G, and unreviewed, Cost of percentage to the total value of the Fund's assets does not include the increase / decrease in the value of the assets .							
Fund's Updates							
Alinma Capital Company announces that Alinma Retail Riet Fund annual reports, including the annual audited financial statements, for the period ended on 31/12/2024G							
Alinma Capital Company announces that semiannual evaluation reports of the assets of Alinma Retail REIT Fund for the period ending on 31/12/2024G.							
Alinma Capital Company announces that the quarterly statement of of Alinma Retail Reit fund, for the period ending on 31/12/2024G							
Alinma Capital Company announces the distribution of cash dividends to the Unitholders of the Alinma Retail REIT Fund for (the period from July 1, 2024 to December 31, 2024)							
Dividends							
Fund Performance during the period							

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