

Alinma Retail REIT

Approved by The Fund Sharia Board



2nd 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		0.0	0.00%	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		55,121	0.004%	0.02% of Net Assets Value
		Auditor Fee		11,250	0.001%	SR 70,000, which may change from time to time, change will be disclosed in the reports submitted to unitholders in accordance with fund terms and conditions
		Finance Expenses		11,377,379	0.738%	paid in according to the prevailing market price
		CMA & Tadawul Fee		144,811	0.019%	SR 400,000
		Property Manager Fee		351,092	0.023%	10% of total Revenue(excluding incentive Fee)
		Insurance Fee		96,126	0.006%	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		138,296	0.009%	paid in according to the prevailing market price		
Operation Expenses (Property level)		2,009,213	0.130%	paid in according to the prevailing market price		
Other Fee		184,237	0.012%	up to 0.5% of toal assets value		
Total fees before Depreciation		14,320,038	0.607%			
Figures are as of 30 June 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				26,275,973		
Net Revenue for the Period (Excluding Provisions & Depreciation)				11,908,448		
Total Assets Value as of 30/06/2025G				1,534,788,406		
Net Assets Value as of 30/06/2025G				820,388,460		
Number of Unit				118,000,000.00		
Net Revenue/ Unit Market Value as of 30/06/2025G				4.83%		
NAV per Unit (Book Value)				6.95		
Percentage of Fund Costs Over Total Assets Value				1.55%		
Figures are as of 30 June 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 the distribution of cash dividends to the Unitholders of the Alinma Retail REIT Fund for (the period from January 1, 2025 to June 30, 2025)						
Alinma Capital Company announces that the quarterly statement of Alinma Retail Reit Fund for the period ending on 31/03/2025G.Corrective announcement from the fund manager of Alinma Retail REIT fund regarding (Announcement by Alinma Capital Company that Alinma Retail Riet Fund annual reports, including the annual audited financial statements, for the period ended on 31/12/2024G are available to the public)						
Dividends						
Fund Performance during the period						

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