

**Middle East Financial Investment Company**

**MEFIC REIT FUND**

**MEFIC REIT Annual Report | December 2024**

## Asset in which the fund is investing in

### Property Name

Commercial mall in Riyadh  
 Ajyad Hotel in Makkah  
 Kuddai Hotel in Makkah  
 Commercial tower in Jeddah  
 preferred shares in the Vela Viento  
 project

Plaza 1 in Riyadh  
 Dhiyafa in Riyadh

## Percentage of the value of leased real estate & percentage of unleased real estate to the total value of the owned real estate

| Classification Property | Property Name                               | Book Value  | Percentage% | * Rent Status          |
|-------------------------|---|-------------|-------------|------------------------|
| Investment properties   | Commercial mall in Riyadh                   | 545,950,000 | 65.3%       | Managed by an Operator |
|                         | Ajyad Hotel in Makkah                       | 116,270,625 | 13.9%       | Managed by an Operator |
|                         | Kuddai Hotel in Makkah                      | 53,996,194  | 6.5%        | Managed by an Operator |
|                         | Commercial tower in Jeddah                  | 38,543,000  | 4.6%        | Managed by an Operator |
|                         | preferred shares in the Vela Viento project | -           | 0%          | Not Applicable         |
| leasehold properties    | Plaza 1 in Riyadh                           | 19,388,315  | 2.3%        | Managed by an Operator |
|                         | Dhiyafa in Riyadh                           | 61,667,823  | 7.4%        | Managed by an Operator |
| Total                   |   | 835,815,957 |             |                        |

|                                   |                       |      |
|-----------------------------------|-----------------------|------|
| value of the leased real estate   | The percentage of the | 100% |
| value of the unleased real estate | The percentage of the | 0%   |

\* there are some vacant showrooms, office and apartments in the occupied building

**Percentage of rent amount for each asset in the total rent of the fund's asset**

| Classification Property | Property Name                               | Rent (SAR) | Percentage% |
|-------------------------|---|------------|-------------|
| Investment properties   | Commercial mall in Riyadh                   | 29,860,256 | 46%         |
|                         | Ajyad Hotel in Makkah                       | 3,899,935  | 6%          |
|                         | Kuddai Hotel in Makkah                      | 421,457    | 1%          |
|                         | Commercial tower in Jeddah                  | 3,121,607  | 5%          |
|                         | preferred shares in the Vela Viento project | 1,609,560  | 2%          |
| leasehold properties    | Plaza 1 in Riyadh                           | 11,067,126 | 17%         |
|                         | Dhiyafa in Riyadh                           | 14,533,501 | 23%         |
| Total                   |   | 64,513,442 |             |

**The percentage of uncollected revenues from total revenues and the ratio of non-cash expenditure from the fund's net profits – 2024**

|   |         |
|---|---------|
| The percentage of uncollected revenues from total revenues    | 36%     |
| The ratio of non-cash expenditure from the fund's net profits | -165.0% |

**Occupancy rates and the percentage of rented and non-rented units during 2024**

| Property Classification | Property Name                               | Occupancy Rate | Rent Status *          |
|-------------------------|---|----------------|------------------------|
| Investment properties   | Commercial mall in Riyadh                   | 92%            | Managed by an Operator |
|                         | Ajyad Hotel in Makkah                       | 18%            | Managed by an Operator |
|                         | Kuddai Hotel in Makkah                      | 0%             | Managed by an Operator |
|                         | Commercial tower in Jeddah                  | 74%            | Managed by an Operator |
|                         | preferred shares in the Vela Viento project | 0%             | Not Applicable         |
| leasehold properties    | Plaza 1 in Riyadh                           | 97%            | Managed by an Operator |
|                         | Dhiyafa in Riyadh                           | 88%            | Managed by an Operator |
| Total occupancy rate    |   | 70%            |                        |
| Total vacancy rate      |   | 30%            |                        |

| The net asset value of the fund / unit                            | 2024                              | 2023               | 2022               | 2021               | 2020               | 2019             |
|---|-----------------------------------|--------------------|--------------------|--------------------|--------------------|------------------|
| Net asset value "NAV" (SAR)                                       | 515,412,642                       | 513,157,547        | 524,630,693        | 521,932,190        | 669,689,865        | 754,253,329      |
| Number of units   | 73,276,800                        | 73,276,800         | 73,276,800         | 73,276,800         | 73,276,800         | 73,276,800       |
| NAV per unit (SAR / unit)   | 7.0338                            | 7.0030             | 7.1596             | 7.1227             | 9.1392             | 10.2932          |
| Highest and lowest NAV per unit (SAR / unit)                      | 7.0338 /<br>6.9430                | 7.0030 /<br>7.3367 | 7.1596 /<br>7.2285 | 7.1227 /<br>9.1056 | 9.1392 /<br>9.7896 | 10.29 /<br>10.41 |
| Earnings per share "EPS" Profit (Loss) per Unit (SAR / Unit)      | 0.11                              | (0.16)             | 0.19               | (1.82)             | (0.90)             | 0.38             |
| Dividend per share "DPS" (SAR / unit)                             | 0.08                              | -                  | 0.15               | 0.20               | 0.25               | *0.3762          |
| Dividend Yield on the initial unit price                          | 0.80%                             | 0.00%              | 1.50%              | 2.00%              | 2.50%              | 3.76%            |
| The cumulative dividend yield since the fund's inception          | 10.56%                            | 9.76%              | 9.76%              | 8.26%              | 6.26%              | 3.76%            |
| The percentage of the fund costs to the fund's total assets value | 3.27%                             | 6.05%              | 3.89%              | 6.45%              | 5.72%              | 4.71%            |
| percentage of borrowed assets in the total assets value           | 35.58%                            | 35.29%             | 34.56%             | 33.86%             | 29.65%             | 22.36%           |
| loan fulfilment and due date                                      | borrowing due date 10 August 2031 |                    |                    |                    |                    |                  |

\* FOR THE PERIOD SINCE THE FUND WAS OPERATIONAL UNTIL DECEMBER 31, 2019

| <b>MEFIC REIT Performance vs. benchmark performance</b> | <b>2024</b> | <b>2023</b> | <b>2022</b> | <b>2021</b> | <b>2020</b> | <b>2019</b> |
|---|-------------|-------------|-------------|-------------|-------------|-------------|
| MEFIC REIT performance (SAR/unit)                       | 4.06        | 4.94        | 4.77        | 7.22        | 7.21        | 7.85        |
| change %  | -17.81%     | 3.56%       | -33.93%     | 0.14%       | -8.15%      | -3.68%      |
| REIT sector index (benchmark)                           | 3,172.89    | 3,667.66    | 3,975.44    | 4,611.65    | 4,285.34    | 4,197.60    |
| Change %  | -13.49%     | -7.74%      | -13.80%     | 7.61%       | 2.09%       | 15.85%      |
| TASI (Main Market Index)                                | 12,036.5    | 11,967.39   | 10,478.46   | 11,281.71   | 8,689.53    | 8,389.23    |
| Change %  | 0.58%       | 14.21%      | -7.12%      | 29.83%      | 3.58%       | 7.19%       |

as of 31 Dec of each year

Fund benchmark is the REIT sector index mentioned on

Tadawul website -[www.saudiexchange.sa](http://www.saudiexchange.sa)

| <b>Net profit of the fund</b>                  | <b>2024</b> | <b>2023</b>  | <b>2022</b> | <b>2021</b>   | <b>2020</b>  | <b>2019</b> |
|--|-------------|--------------|-------------|---------------|--------------|-------------|
| Net profit (loss) (SAR)                        | 8,115,892   | (11,473,146) | 13,689,377  | (133,121,167) | (66,244,264) | 27,979,887  |
| Number of issued units (unit)                  | 73,276,800  | 73,276,800   | 73,276,800  | 73,276,800    | 73,276,800   | 73,276,800  |
| Net income (loss) per unit (SAR / share) "EPS" | 0.11        | (0.16)       | 0.19        | (1.82)        | (0.90)       | 0.38        |

## Operating performance and returns

| Performance Indicators and Return  | 2024       | 2023         | 2022       | 2021          | 2020         | 2019       |
|--|------------|--------------|------------|---------------|--------------|------------|
| Net profit (loss)  | 8,115,892  | (11,473,146) | 13,689,377 | (133,121,167) | (66,244,264) | 27,979,887 |
| Total operating income (loss) after deducting all interest and depreciations | 32,158,149 | (96,373)     | 23,363,697 | (11,067,224)  | (1,062,790)  | 32,112,432 |
| EBITDA   | 54,340,504 | 43,282,859   | 49,781,662 | 42,342,673    | 47,060,860   | 86,828,657 |
| EBIT   | 32,158,149 | 3,585,228    | 27,573,856 | 11,744,453    | 16,073,179   | 52,270,372 |
| Return on Equity (net profit / equity)                                       | 1.57%      | -2.24%       | 2.61%      | -26.00%       | -9.89%       | 3.71%      |
| EBITDA / total assets  | 5.49%      | 4.32%        | 4.86%      | 4.07%         | 4.02%        | 6.42%      |
| EBITDA / equity  | 11.44%     | 8.43%        | 9.49%      | 8.11%         | 7.03%        | 11.51%     |
| Gross return (net profit / NAV at the beginning of the period)               | 0.81%      | -2.19%       | 2.62%      | -19.88%       | -8.78%       | 3.71%      |
| Gross return (net income / beginning NAV) for the last three years           | 1.55%      | -1.71%       | 1.81%      | -17.66%       | -9.04%       | 3.82%      |
| Gross return (net income / beginning NAV) since fund inception               | 1.08%      |              |            |               |              |            |

## Revenues performance

| Revenues (SAR)                  | 2024        | 2023        | 2022        | 2021        | 2020        | 2019        |
|---------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Annual revenues (Rental Income) | 64,513,442  | 60,523,637  | 63,208,848  | 56,067,679  | 65,874,499  | 95,753,865  |
| Total revenues for 1 year       | 64,513,442  | 60,523,637  | 63,208,848  | 56,067,679  | 65,874,499  | 95,753,865  |
| Total revenues for 3 years      | 188,245,927 | 179,800,164 | 185,151,026 | 217,696,043 | 185,162,558 | 119,288,059 |
| Total revenues since inception  | 405,941,970 | 364,962,722 | 304,439,085 | 241,230,237 | 185,162,558 | 119,288,059 |

## Percentage of Expenses incurred by the fund

|                              | 2024         | 2023         | 2022         | 2021         | 2020         | 2019        |
|------------------------------|--------------|--------------|--------------|--------------|--------------|-------------|
| Total OPEX and Fund expenses | (18,966,074) | (17,240,778) | (13,427,186) | (13,725,006) | (14,248,214) | (8,925,207) |

|   |            |            |            |            |            |            |
|---|------------|------------|------------|------------|------------|------------|
| Total rental income                             | 64,513,442 | 60,523,637 | 63,208,848 | 56,067,679 | 65,874,499 | 95,753,865 |
| “OPEX and Fund Expenses” to total rental income | 29.40%     | 28.49%     | 21.24%     | 24.48%     | 21.63%     | 9.32%      |

| Service , commissions and fees paid by the fund to external parties | 2024              | 2023              | 2022              | 2021              | 2020              | 2019              |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Total operating expenses of the properties (OPEX)                   | 15,631,431        | 14,085,971        | 10,438,440        | 10,544,612        | 9,311,925         | 7,032,345         |
| <b>Total operating expenses to the total rental income</b>          | <b>24.23%</b>     | <b>23.27%</b>     | <b>16.51%</b>     | <b>18.81%</b>     | <b>14.14%</b>     | <b>7.34%</b>      |
| <b>Fund expenses</b>  |                   |                   |                   |                   |                   |                   |
| Fund management fees  | 1,810,280         | 1,803,310         | 1,843,571         | 1,833,179         | 2,409,228         | 360,810           |
| Custodian's fees  | 284,790           | 250,493           | 216,830           | 158,023           | 172,088           | 206,192           |
| Other fees  | 83,823            | 224,113           | -                 | 353,780           | 1,554,605         | 161,135           |
| Listing Fees  | 115,068           | 169,323           | 167,622           | 184,286           | 183,845           | 207,150           |
| Registration fees   | 400,000           | 400,000           | 400,000           | 411,500           | 420,000           | 420,000           |
| Legal fees  | 419,682           | -                 | -                 | -                 | 19,469            | 210,000           |
| Valuation Fees  | 156,000           | 242,443           | 297,723           | 158,126           | 81,504            | 230,450           |
| Sharia audit fees   | 10,000            | 10,125            | 8,000             | 25,000            | 25,000            | 13,125            |
| Audit Fees  | 55,000            | 55,000            | 55,000            | 56,500            | 70,550            | 84,000            |
| Total fund expenses   | 3,334,643         | 3,154,807         | 2,988,746         | 3,180,394         | 4,936,289         | 1,892,862         |
| <b>The ratio of fund expenses to the total rental income</b>        | <b>5.17%</b>      | <b>5.21%</b>      | <b>4.73%</b>      | <b>5.67%</b>      | <b>7.49%</b>      | <b>1.98%</b>      |
| <b>Total financing cost</b>   | <b>32,835,393</b> | <b>18,794,317</b> | <b>21,197,405</b> | <b>16,842,480</b> | <b>16,426,164</b> | <b>17,095,974</b> |

There are no circumstances in which the fund manager decided to exempt or reduce any fees, and the fund manager did not receive any commissions during the period other than what was mentioned to the unit holders in the T&C as shown below:

| Special commissions earned by the fund manager | 2024      | 2023      | 2022      | 2021      | 2020      | 2019    |
|--|-----------|-----------|-----------|-----------|-----------|---------|
| Fund management fee                            | 1,810,280 | 1,803,310 | 1,843,571 | 1,833,179 | 2,409,228 | 360,810 |
| Facility arrangement fee                       | -         | -         | -         | -         | 214,387   | -       |
| Transaction fees                               | -         | -         | -         | -         | 815,153   | -       |

### *Fundamental and non-fundamental changes*

- Completion of the procedures for obtaining the Hajj accommodation licenses for the Ajyad Hotel and Kuddai Hotel, located in Mecca, for the year 1445 AH
- Signing a management and operation agreement to manage and operate Dhiyafa property with “Value Expert”.
- Signing an annex to the management and operation contract, which includes reducing the operational costs for Plaza 1 property located in Riyadh city with the current operator, " Sustainable Properties Company ".
- Signing a financing facility agreement amounting to 400 million riyals with Saudi Awwal Bank for a tenure of seven years.
- The fund has signed a swap agreement regarding the property 'The Pad' located in Dubai on 20/04/1446 AH, corresponding to 23/10/2024 AD, with a value of 62,600,000 AED, and reinvestment in the ownership of Downtown Bay Developments Limited.

### *Board of Directors Reports:*

- Approval of the annual financial statements as of 31/12/2023 for MEFIC REIT Fund
- Approval of the semi-annual financial statements as of 30/06/2024 for MEFIC REIT Fund
- Approval of the reappointment of the external auditor “PKF – Al Bassam & Co.”



- Approval of appointing 'Value Expert Company' to manage and operate Dhiyafa property.
- Approval to complete and transfer the existing financing of the fund from Riyadh Bank to Saudi Awwal Bank.
- Approval to exit from 'The Pad' property in Dubai, owned by Mefic REIT Fund.

---

## *MEFIC REIT Risk Assessment Report / December 2024*

---

- Based on the instructions of the Capital Market Authority in relation to real estate traded funds, the basic risks related to the MEFIC REIT Fund have been evaluated based on an objective assessment of all risks related to the fund that may have an impact.

| Number | Type of risk                                     | Risk Description  | Applies | do not apply | Risk evaluation mechanism   |
|--------|--|---|---------|--------------|---|
| 1      | Investment Risk                                  | There is no guarantee that the fund will succeed in achieving returns for investors, or that the returns will be appropriate with the risks of investing in the fund and the nature of the transactions described in these terms and conditions. It is possible for the value of the units to decrease or for investors to lose some or all of their invested capital and, some properties are leased and with the expiry of the term the assets would no longer be in the books of MEFIC REIT.   | ✓       |              | The fund manager does not provide any guarantees that the fund will succeed in achieving returns to investors, except for what has been mentioned in the terms and conditions<br><br>The fund manager seeks to achieve the best performance for the fund's real estate in order to protect shareholders' rights.  |
| 2      | Sharia Compliance Risk                           | The fund's investments must be made in accordance with the rules of Islamic Sharia as determined by the Sharia Board. These controls apply to the investment structure and to some extent the fund's activities and the diversification of its investments. In order to adhere to these controls, the fund may be forced to abandon the investment or part of it, or part of its income if the investment or investment structure is in violation of the Islamic Sharia regulations. Additionally there is a risk that some violations might happen by not following the sharia guidelines. | ✓       |              | The funds' mandate to invest in sharia compliant products and is disclosed in the T&Cs of the Fund. The fund is subject to the supervision of the Sharia Supervisory Board. It should be noted that all the operations of the fund are reviewed by the Sharia Board and the sharia report for the fund is issued by the sharia auditors on compliance of the sharia guidelines each year. |
| 3      | Risks of non-compliance with related regulations | The fund may become ineligible to be a real estate investment traded fund according to the regulatory instructions of real estate investment traded funds, which would have negative effects on the liquidity of their units' trading, which may negatively affect the value of their investment. The requirements to maintain the fund's status as a real estate   |         | ✓            |   |

| Number | Type of risk   | Risk Description   | Applies | do not apply | Risk evaluation mechanism  |
|--------|--|--|---------|--------------|--|
|        |  | investment traded fund have not been tested. In addition, subsequent changes may be made to the requirements to maintain the fund's status as a REIT. Prospective investors should note that there is no guarantee that the fund, after being selected to be a real estate investment traded fund, will remain a real estate investment traded fund. Or, it will continue to maintain this status (whether due to non-fulfillment of regulatory requirements or otherwise). In the event that the fund fails to fulfill any of the regulatory requirements necessary to maintain its status, the Capital Market Authority may suspend trading of units or cancel the listing of the fund. The inability to list the fund in the Saudi Stock Exchange "Tadawul" could lead to negative consequences for the possibility of marketing the units and their liquidity and value, which may negatively affect the unit's trading price or return on investment. |         |              |  |
| 4      | Risks of investing outside the Kingdom                                 | International investment - outside the Kingdom - involves many risks such as the currency exchange rate, political and economic fluctuations, high costs to the investor and information security risks. In effect this could affect the fund's profits and / or the valuation of its assets, which may negatively affect the price of its units and profitability of the fund.  | ✓       |              | The fund manager chose a country with low political risks, especially in the Gulf region, close to the Kingdom of Saudi Arabia in policies and legislation, and with a stable currency.  |
| 5      | Market risk  | The risk of adverse changes in the economic conditions like demand-supply imbalance, insufficient credit availability, etc. may have a negative impact on asset value. All these changes may have an impact on the fund's performance.   | ✓       |              | The fund manager monitors economic changes and always seeks to take the necessary measures to protect the value of the assets.   |
| 6      | Interest Rate Risk   | The value of investments in the fund may be affected by the change in interest rates, and as financing expenses increase, Investment returns for unitholder would decrease since a higher portion of finance expense would impact the profitability of the fund. Also investment instruments, if any, priced at the market value may be adversely affected, leading to a decline in the unit price and profitability of the fund.  | ✓       |              | The fund manager continues to search for low interest financing facilities and manage financing installments. The fund manager tries to find opportunities of hedging the unexpected rise in interest rates, but the interest rate risk is not in control of the Fund. The fund entered into a financing agreement "Profit Rate Cap", before as the rate of profitability on financing is limited to a higher ceiling, and it was agreed that the profit rate does not reach a higher level than the higher ceiling level in all cases but that has already expired. |
| 7      | The risk of trading at a price below the market value of the IPO price | Units may be traded at a price lower than the initial offering price at the time of subscription, and unit owners may not be able to fully recover the value of their investment. Units may be traded at a lower price than their value for several reasons, including unfavorable market conditions, weak investor expectations about the feasibility of the strategy and investment policy for the fund, and an increase in supply over demand for units. This may negatively affect the unit's trading price or return on investment.   | ✓       |              | The average trading price of the fund's units is less than the listing price, similar to most REIT funds listed in the market, as the company prepares feasibility studies in addition to strategic studies in order to maintain the unit price and not to increase the supply over demand, which contributes to the drop in unit prices.  |
| 8      | Risks of valuing the fund's net assets                                 | The value of the fund's net assets is determined at least once every six months. However, the value of the fund's primary investments may change in the period between valuations. Therefore, the market price of  | ✓       |              | In the event that there is any clear discrepancy, the fund manager will inform the unit holders immediately, and the fund  |

| Number | Type of risk  | Risk Description   | Applies | do not apply | Risk evaluation mechanism  |
|--------|---|--|---------|--------------|--|
|        |   | the units can be determined based on historical information that may not reflect the current value of the fund's underlying investments. Moreover, the fees payable to the fund manager are only modified from one evaluation to another. Thus, the owner of the units is not aware of the value of the fund's assets updated during this period, and he may dispose of the units of the fund in a manner that may negatively affect his returns on the value of his investment.   |         |              | manager studies and carefully selects the asset valuation companies that meet all the requirements of the executive authorities so as not to harm the value of the assets by giving an unfair value to the assets managed.   |
| 9      | Risks of fundamental value reversal                                   | The quoted market price of the units may not reflect the value of the fund's underlying investments. The money markets may be exposed to large fluctuations in prices and the volume of transactions from time to time, and this matter, in addition to economic, political and other conditions, leads to a negative impact on the value and price of trading units. As a closed public real estate fund, the price of a single unit may be affected by a number of factors, many of which are outside the control of the fund and some of them are related to the fund and its operations, some of which affect real estate investment or stock markets in general.  | ✓       |              | the fund manager has a qualified team that target to operate the fund in an efficient way  |
| 10     | Risks of constraints related to raising funds for future acquisitions | Distribution requirements and financing restrictions under the directives of REITs may limit the fund's flexibility and ability to grow through acquisitions. The fund intends to distribute at least 90% of its net profits to the unitholders, with the exception of profits resulting from the sale of basic real estate assets and other investments, which may be reinvested in additional assets or the maintenance and renewal of the fund's existing assets. In addition, in order to maintain the fund's status as a traded real estate investment fund, the financing ratios of the fund must not exceed 50% of the fund's total assets value. As a result, the fund has a limited ability to improve its assets or achieve growth through the acquisition of additional assets, and thus may affect the profitability of the fund, knowing that the fund can increase its capital by offering priority rights in line with the Capital Market Authority regulations and the Companies Law.  | ✓       |              | In the event that the fund manager wishes to make future acquisitions, the fund will increase its capital by offering priority rights in line with the Authority's regulations. Or the use of other options that are compatible with the terms and regulations of the REIT funds.        |
| 11     | Risks of potential conflicts of interest                              | The fund is subject to different situations of conflict of interest because the fund manager and its subsidiaries, their respective managers, managers and associates may be involved in real estate activities and other commercial activities, directly or indirectly. In this regard, the fund may from time to time deal with persons, companies, institutions or companies that are associated with the subsidiary companies of the fund manager to facilitate investment opportunities. It does not require the bodies to whom the fund's board of directors has delegated specific responsibilities (including the fund manager) to devote all of their resources to the fund. In the event that any of the aforementioned bodies dedicate its responsibilities or resources to the benefit of others, this may limit its ability to devote its resources and responsibilities to the benefit of the fund, which may affect the Fund's ability to achieve its objectives in terms of growth in returns and the ability to achieve a better market value for units.. | ✓       |              | In the event of a conflict of interest, the portfolio manager will inform the fund's board of directors of the potential for a conflict of interest, and then the board of directors will take the necessary decisions to prevent the occurrence of conflicts that could harm investors. |

| Number | Type of risk   | Risk Description   | Applies | do not apply | Risk evaluation mechanism  |
|--------|--|--|---------|--------------|--|
| 12     | Currency exchange rate risk                                      | The fund's main currency is the Saudi riyal, but the fund may acquire real estate, enter into investments, or pay any fees or costs in a currency other than the Saudi riyal. Consequently, any change in the exchange rate of these currencies may increase the costs incurred by the fund, which may negatively affect the fund's unit price. Also, unit holders for whom the Saudi riyal is not the base currency are exposed to exchange rate fluctuations.  | ✓       |              | There is no currency exchange rate risk due to the fund investing in the United Arab Emirates, where the risk of currency exchange rates decreases due to the convergence of the local currency exchange rate with the UAE Dirham.           |
| 13     | Risks of incorrect expectations and changes in market conditions | The future performance of the Fund depends largely on changes in the levels of supply and demand in the related real estate sector, which may be affected by regional and local economic and political conditions, increased competition that results in lower real estate values, the possibility of limited availability of housing loans or an increase in mortgage rates, and changes in supply levels and demand. Therefore, incorrect expectations used by a fund manager for the purposes of making an investment decision can have a negative impact on the fund.  |         | ✓            |  |
| 14     | Not to participate in the administration                         | With the exception of what is mentioned in the terms and conditions, investors have no right or power to participate in managing the fund or influence any of the fund's investment decisions. All management responsibilities are assigned to the fund manager. As these decisions affect the activities of the fund and thus the unit owners.  |         | ✓            |  |
| 15     | Technical risks  | The fund manager relies on the use of technology in managing the fund, but its information systems may be exposed to hacks, viruses, or partial or complete disruption, which limits the fund manager's ability to effectively manage the fund's investments, which may negatively affect the fund's performance and consequently the unit holders of the fund.  | ✓       |              | The fund manager follows policies and procedures related to information security systems so that any attempt to penetrate and prevent viruses is detected early, in addition to the policies and procedures of the business continuity plan. |
| 16     | The risk of default of the fund manager                          | Whereas, the fund manager is obligated by his pure will, in the event that the fund's return is less than 5%, to donate to pay no more than a return of 2% of the MEFIC's own assets for the investor unit holders by offering, for the unsold units since the beginning of the offering. Consequently, in the event of a default, the fund manager will not be able to make the obligatory donation of the difference in return if it falls below the target.   | ✓       |              | The fund manager does not provide guarantees, except for those mentioned in the terms and conditions.  |
| 17     | Liquidity Risk   | The fund is subject to different situations of conflict of interest because the fund manager and its subsidiaries, their respective managers, managers and associates may be involved in real estate activities and other commercial activities, directly or indirectly. In this regard, the fund may from time to time deal with persons, companies, institutions or companies that are associated with the subsidiary companies of the fund manager to facilitate investment opportunities. It does not require the bodies to whom the fund's board of directors has delegated specific responsibilities (including the fund manager) to devote all of their resources to the fund. In the event that any of the aforementioned bodies | ✓       |              | The fund manager has sufficient financial solvency to enable him to fulfill his obligations towards the fund's clients.  |

| Number | Type of risk                                       | Risk Description  | Applies | do not apply | Risk evaluation mechanism   |
|--------|--|---|---------|--------------|---|
|        |  | dedicate its responsibilities or resources to the benefit of others, this may limit its ability to devote its resources and responsibilities to the benefit of the fund, which may affect the Fund's ability to achieve its objectives in terms of growth in returns and the ability to achieve a better market value for units.  |         |              |   |
| 18     | Risks of unequal access to information             | The fund will issue 28.5% of its units to property owners in exchange for their in-kind contribution to the fund's capital. This group also represents the real owners of the selling companies and property management companies and thus risks arise about the group of real estate owners or real estate managers obtaining essential information which the fund manager may not be aware of or may not realize that it is material. In addition, they may have the ability to interpret the information in due course, other investors may not have the capacity to do so.  |         | ✓            |   |
| 19     | Risk of projects delay or default                  | Risks that may result due to not completing the process of construction or development by the developer or the contractor of the fund's projects, which lead more cost on the fund and can't pay dividends which lead to minimize the benefits of the unitholders.  | ✓       |              | The fund manager appoints a well-known operator with a good reputation in the market to accelerate the operational processes in both hotels.  |
| 20     | Regulation and law risk                            | Risks that may results through differences between the Saudi laws and regulations and the country of investment laws and regulation which may lead to not fully understand on these country laws. There is a risk some operations/activities might fall short of complying with the relevant laws and regulations of the Kingdom of Saudi Arabia.   | ✓       |              | The fund manager has as signed legal consultant to ensuring full understanding of the laws and regulation of investment and related activities and operations as well to make sure that all trade transactions are in compliance with applicable laws and regulations,. Constant monitoring is done by the fund manager to ensure that none of parties act against the laws and regulation.   |
| 21     | Employees' turnover risk / Relying on senior staff | Financial services industry in Saudi Arabia has high employee turnover rate, the transfer of tasks and responsibilities and information from one employee to another can cost the fund additional time, effort, and money, impacting the speed and efficiency of the work. The success of the fund depends mainly on the success of its management team. The loss of the services of any member of the fund management team in general (whether due to resignation or otherwise) or the inability to attract and appoint additional employees may affect the fund's work and its system. The lack of a successful team to manage the fund may negatively affect the ability to develop real estate and fund assets And the ability to | ✓       |              | The company sets policies and procedures followed, which stipulate that the team is trained to carry out the duties of the fund manager to the fullest, in addition to having a qualified alternative team to manage the fund. The fund manager actively seeks replacement of exiting employees and is working on succession plan for key positions. Moreover, time and efforts are invested in hiring interns/trainees to prepare them for |

| Number | Type of risk                  | Risk Description  | Applies | do not apply | Risk evaluation mechanism   |
|--------|-------------------------------|---|---------|--------------|---|
|        |                               | negotiate because of the interest of the fund, which may be reflected in the returns of the fund and the value of its investment units.   |         |              | progression in their role and ensure maximum continuity.  |
| 22     | The risk of collection        | The risk of collection pertains to the risk of arising from the inability of delay in collecting rents for the fund, causing issues in its cash flow cycle and delaying Dividends to shareholders, if declared. The risk of collection pertains to the risk of arising from the inability of delay in collecting rents for the fund, causing issues in its cash flow cycle and delaying Dividends to shareholders, if declared. | ✓       |              | The fund manager has worked on appointing a collection agency and assigning law firms to pursue and file lawsuits against all those who are behind on payments. Considering that the lease contracts are binding, they are deemed a right for the fund, and the manager is diligently working to collect any amounts. All new contracts are entered into through EJAR system to ensure enforceability of rights and obligation both for lessor and tenants. |
| 23     | Insurance Risk                | The risk of assets being uninsured or facing difficulty in obtaining insurance occurs when a property-specific risk occurs, and it is not insured, this could potentially cost the fund more than anticipated and planned for losses.   | ✓       |              | The fund manager obtains and keep insured the largest properties in the fund's portfolio, which constitute a significant portion.   |
| 24     | Governmental transaction Risk | The risk of governmental transaction lies in the potential non-acceptance of civil defense licenses or adherence to Saudi Building code requirements, this may result in additional costs and delays in project timelines.  | ✓       |              | The fund manager works diligently to complete all necessary procedures.   |



**MEFIC REIT FUND**  
**Traded Real Estate Investment Fund**  
(Managed by Middle East Financial Investment Company)  
**Financial Statements for the year Ended 31 December 2024**  
**Together with the Independent Auditor's Report to the Unitholders**

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**Financial Statements Together with the Independent Auditor's Report to the Unitholders  
For the year ended 31 December 2024**

---

| <b><u>Index</u></b>   | <b><u>PAGES</u></b> |
|---|---------------------|
| INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS                             | -                   |
| STATEMENT OF FINANCIAL POSITION   | 1                   |
| STATEMENT OF COMPREHENSIVE (LOSS) / INCOME                                  | 2                   |
| STATEMENT OF CHANGES IN NET ASSETS (EQUITY) ATTRIBUTABLE TO THE UNITHOLDERS | 3                   |
| STATEMENT OF CASH FLOWS   | 4                   |
| NOTES TO THE FINANCIAL STATEMENTS   | 5 - 39              |



## INDEPENDENT AUDITOR'S REPORT

(1/5)

**TO THE UNITHOLDERS AL MEFIC REIT FUND  
RIYADH, SAUDI ARABIA  
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

### OPINION

In our opinion, the financial statements present fairly, in all material respects, the financial position of MEFIC REIT Fund ("the Fund"), being managed by Middle East Financial Investment Company (the "Fund Manager"), as at 31 December 2024, and the related statements of profit or losses and other comprehensive income, changes in net assets (equity) attributable to the unitholders and cash flows for the year then ended. On that date, in accordance with the International Financial Reporting Standards adopted in the Kingdom of Saudi Arabia, and other standards and issuances approved by the Saudi Organization for chartered Public Accountants ("SOCPA")

We have audited the financial statements of the fund, which comprise of the following:

- The statement of financial position as at 31 December 2024;
- The statement of profit or losses and other comprehensive income for the year then ended;
- The statement of net assets (equity) attributable to the unitholders for the year then ended;
- The statement of cash flows for the year then ended, and;
- The notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

### BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing ("ISA") that are endorsed in the Kingdom of Saudi Arabia. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Fund in accordance with the professional code of conduct and ethics that are endorsed in the Kingdom of Saudi Arabia that are relevant to our audit of the financial statements, and we have fulfilled our other responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

## INDEPENDENT AUDITOR'S REPORT

(2/5)

**TO THE UNITHOLDERS AL MEFIC REIT FUND  
RIYADH, SAUDI ARABIA  
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

### KEY AUDIT MATTERS (Continued)

| Key Audit Matters   | How our audit addressed the key audit matter   |
|---|--|
| <b>Valuation of investment properties</b>   |  |
| <p>MEFIC REIT Fund owns a portfolio of investment properties comprising of commercial buildings located in the Kingdom of Saudi Arabia.</p> <p>Investment properties are held for the purpose of generating rental income, capital growth, or both, or rental returns, are stated at cost less accumulated depreciation and any accumulated impairment losses.</p> <p>Investment properties are re-measured for impairment losses whenever events or changes in circumstances indicate that the carrying value may not be recoverable. An impairment loss, if any, is recognized for the amount by which the carrying value of the asset exceeds its recoverable amount.</p> <p>For assessing the impairment of investment properties, the Fund manager monitors fluctuation of fair value of properties by engaging independent accredited property valuers to perform a certified valuation of the Fund's investment properties on semi-annual basis.</p> <p>We considered this as a key audit matter since the assessment of impairment requires significant judgment by the Fund manager and the potential impact of impairment if any, could be material to the financial statements.</p> <p>Refer to the summary of significant accounting policies in note 5 relating to impairment of investment properties, note 4 which contains the significant accounting judgment, estimates and assumptions relating to impairment and note 7 relating to investment properties</p> | <ul style="list-style-type: none"> <li>✓ We obtained two valuation reports from two independent properties valuers "Taqeem" accredited for each investment properties as at 31 December 2024 and confirmed that the valuation approaches are suitable for use in determining the carrying values as at the reporting date;</li> <li>✓ We assessed the independence of the external valuers and read their terms of engagement with the Fund to determine whether there were any matters that might have affected their objectivity or may have imposed scope limitations on their work;</li> <li>✓ Evaluating the competence, capabilities and objectivity of evaluation experts.</li> <li>✓ Gain an understanding of the work of evaluators.</li> <li>✓ Evaluate the suitability of experts' work as audit evidence for relevant representations.</li> <li>✓ Involved our specialist to assess the key assumptions and estimates, such as discount rate, capitalization rate, annual rental income, operating expenditure and occupancy, used by the properties valuation experts in determining the fair values of the investment properties.</li> <li>✓ Assessed the recoverable amount, which is higher of fair value or value in use of the related investment properties as per the above-mentioned valuation reports.</li> <li>✓ We reconciled the average fair value of the investment properties as per note 9 to the external valuers' reports.</li> <li>✓ Assessing the adequacy of the disclosures in the financial statements.</li> </ul> |



## INDEPENDENT AUDITOR'S REPORT

(3/5)

**TO THE UNITHOLDERS AL MEFIC REIT FUND  
RIYADH, SAUDI ARABIA  
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

### OTHER INFORMATION

Other information consists of the information included in the Fund's 2024 annual report, other than the financial statements and our auditor's report thereon. Management is responsible for the other information in the Fund's annual report

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In related with our audit of the financial statements, our responsibility is to read the other information identified above when doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or whether the other information appears to be materially misstated in any other way. and if we conclude that there is a material misstatement,

In this other information, based on the work we have performed, we are required to report that fact. We have nothing to decide on this matter.

### RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE FINANCIAL STATEMENTS

Fund's Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards (IFRS), that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the SOCPA, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Fund's management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance, i.e. the fund's Board, are responsible for overseeing the Fund's financial reporting process.

## INDEPENDENT AUDITOR'S REPORT

(4/5)

**TO THE UNITHOLDERS AL MEFIC REIT FUND  
RIYADH, SAUDI ARABIA  
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing "ISA" that are endorsed in the Kingdom of Saudi Arabia will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our audit report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



## INDEPENDENT AUDITOR'S REPORT

**TO THE UNITHOLDERS AL MEFIC REIT FUND  
RIYADH, SAUDI ARABIA  
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

(5/5)

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS (Continued)

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have compiled with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related guarantees.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communications.

For Al-Bassam chartered accountants



Ahmed Mohandes  
Certified public accountant  
License No. 477  
Riyadh: 27 Ramadan 1446H  
Corresponding to: 27 March 2024

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**STATEMENT OF FINANCIAL POSITION****As at 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

|  | <b>Note</b> | <b>31 December<br/>2024</b> | <b>31 December<br/>2023</b> |
|--|-------------|-----------------------------|-----------------------------|
| <b>ASSETS</b>  |             |                             |                             |
| Investment properties, net   | 7           | 754,759,819                 | 806,928,741                 |
| Right of benefit, net  | 8           | 81,056,138                  | 90,566,091                  |
| Right-of-use assets  | 10          | 69,580,902                  | 77,274,274                  |
| Investments at fair value through profit or loss                       |             | 63,852,000                  | -                           |
| Rent receivables, net  | 11          | 19,846,058                  | 18,892,029                  |
| Advanced Value add tax   |             | 1,311,519                   | -                           |
| Cash and cash equivalents  | 12          | 166,156                     | 8,310,894                   |
| <b>TOTAL ASSETS</b>  |             | <b>990,572,592</b>          | <b>1,001,972,029</b>        |
| <b>LIABILITIES</b>   |             |                             |                             |
| Borrowings   | 13          | 352,494,342                 | 353,566,308                 |
| Lease liabilities under right-of-use assets                            | 10          | 84,265,037                  | 93,690,670                  |
| Trade payables   | 14          | 18,539,798                  | 18,000,000                  |
| Unearned rental income   | 15          | 14,854,527                  | 14,909,198                  |
| Accrued expenses and other liabilities                                 | 16          | 5,006,245                   | 8,648,306                   |
| <b>TOTAL LIABILITIES</b>   |             | <b>475,159,949</b>          | <b>488,814,482</b>          |
| <b>Net assets value (equity) attributable to the Unitholders</b>       |             | <b>515,412,642</b>          | <b>513,157,547</b>          |
| Units in issue (number)  |             | 73,276,800                  | 73,276,800                  |
| <b>Net assets (equity) attributable to each unit<br/>at Book value</b> |             | <b>7.0338</b>               | <b>7.0030</b>               |
| <b>Net assets (equity) attributable to each unit<br/>at Fair value</b> | 9           | <b>7.4537</b>               | <b>7.7438</b>               |

The accompanying notes (1) to (29) form an integral part of these financial statements.

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**STATEMENT OF COMPREHENSIVE INCOME / (LOSS)****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

|   | <u>Note</u> | <u>31 December<br/>2024</u> | <u>31 December<br/>2023</u> |
|---|-------------|-----------------------------|-----------------------------|
| <b>REVENUES</b>   |             |                             |                             |
| Rental income   | 17          | 64,513,442                  | 60,523,637                  |
| <b>Total revenue</b>  |             | <u>64,513,442</u>           | <u>60,523,637</u>           |
| <b>OPERATING EXPENSES</b>                                   |             |                             |                             |
| Depreciation of investment properties                       | 7           | (5,948,399)                 | (6,213,715)                 |
| Reversal of impairment on investment properties             | 7           | 13,235,371                  | 4,090,370                   |
| Amortization of Right of Benefit                            | 8           | (9,509,953)                 | (9,509,953)                 |
| Depreciation of right-of-use assets                         | 10          | (7,693,372)                 | (7,693,372)                 |
| Finance cost of lease liabilities under right-of-use assets | 10          | (3,472,866)                 | (3,681,601)                 |
| Provision for expected credit losses                        | 11          | -                           | (20,370,961)                |
| Other expenses  | 18          | (16,869,602)                | (15,186,975)                |
| Fund management fees  | 20          | (1,810,280)                 | (1,803,310)                 |
| Custodian fees  |             | (284,790)                   | (250,493)                   |
| <b>Total operating expenses</b>                             |             | <u>(32,355,293)</u>         | <u>(60,620,010)</u>         |
| <b>Operating (loss) / income</b>                            |             | <u>32,158,149</u>           | <u>(96,373)</u>             |
| Finance Cost  | 13          | (32,835,393)                | (18,794,317)                |
| Other income  | 19          | 8,793,136                   | 7,417,544                   |
| <b>Net (loss) / income for the year</b>                     |             | <u>8,115,892</u>            | <u>(11,473,146)</u>         |
| Other comprehensive income                                  |             | -                           | -                           |
| <b>Total comprehensive (loss) / income for the year</b>     |             | <u>8,115,892</u>            | <u>(11,473,146)</u>         |

---

The accompanying notes (1) to (29) form an integral part of these financial statements.

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**STATEMENT OF CHANGES IN NET ASSETS (EQUITY) ATTRIBUTABLE TO THE UNITHOLDERS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

|   | <b>Note</b> | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|---|-------------|-----------------------------|---------------------|
|   |             |                             |                     |
| <b>Net assets value (equity) attributable to the Unitholders at beginning of the year</b> |             | <b>513,157,547</b>          | 524,630,693         |
| Total comprehensive (loss) / income for the year  |             | <b>8,115,892</b>            | (11,473,146)        |
| Dividends   | <b>22</b>   | <b>(5,862,798)</b>          | -                   |
|   |             |                             |                     |
| <b>Net assets value (equity) attributable to the Unitholders at the end of the year</b>   |             | <b>515,412,641</b>          | 513,157,547         |

---



---

The accompanying notes (1) to (29) form an integral part of these financial statements.

---



**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**STATEMENT OF CASH FLOWS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

|   | <b>Note</b> | <b>31 December<br/>2024</b> | <b>31 December<br/>2023</b> |
|---|-------------|-----------------------------|-----------------------------|
| <b>CASH FLOW FROM OPERATING ACTIVITIES</b>  |             |                             |                             |
| <b>Net (loss) / income for the year</b>   |             | <b>8,115,892</b>            | <b>(11,473,146)</b>         |
| <b>Adjustment to reconcile net (loss) / income to net cash generated from operating activities:</b> |             |                             |                             |
| Depreciation of investment properties   | 7           | 5,948,399                   | 6,213,715                   |
| (Reversal) of impairment on investment properties   | 7           | (13,235,371)                | (4,090,370)                 |
| Amortization of intangible assets - right of benefit  | 8           | 9,509,953                   | 9,509,953                   |
| (Reversal) of intangible assets - right of benefit  | 8           | 7,693,372                   | -                           |
| Depreciation of right-of-use assets   | 10          | 3,472,866                   | 7,693,372                   |
| Finance cost on borrowings  |             | 32,835,393                  | -                           |
| Finance cost of lease liabilities under right-of-use assets   | 10          | -                           | 3,681,601                   |
| Provision for expected credit losses  | 11          | -                           | 20,370,961                  |
| Other revenue   | 13          | (4,396,106)                 | 18,794,317                  |
| Remeasurement of lease  | 10/19       | (3,398,499)                 | (7,409,022)                 |
|   |             | <b>46,545,899</b>           | <b>43,291,381</b>           |
| <b>Changes in operating assets &amp; liabilities:</b>   |             |                             |                             |
| Rent receivables  |             | (954,029)                   | (7,473,530)                 |
| Advanced Value add tax  |             | (1,311,519)                 |                             |
| Due to related parties and others   |             | 539,798                     | (5,200,000)                 |
| Unearned rental income  |             | (54,671)                    | 9,096,798                   |
| Accrued expenses and other liabilities  |             | (3,642,061)                 | (3,156,832)                 |
| <b>Net cash generated from operating activities</b>   |             | <b>41,123,419</b>           | <b>36,557,817</b>           |
| <b>CASH FLOW FROM FINANCING ACTIVITIES</b>  |             |                             |                             |
| Payment of lease liabilities  | 10          | (9,500,000)                 | (12,250,000)                |
| Payment for borrowings  | 13          | (33,907,359)                | (19,217,614)                |
| Dividends paid  | 22          | (5,860,798)                 | -                           |
| <b>Net cash used in financing activities</b>  |             | <b>(49,268,157)</b>         | <b>(31,467,614)</b>         |
| <b>Net change in cash and cash equivalents</b>  |             | <b>8,144,738</b>            | <b>5,090,203</b>            |
| Cash and cash equivalents at the beginning of the year  |             | <b>8,310,894</b>            | <b>3,220,691</b>            |
| <b>Cash and cash equivalents at the end of the year</b>   |             | <b>166,156</b>              | <b>8,310,894</b>            |

The accompanying notes (1) to (29) form an integral part of these financial statements.

## **MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

### **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

#### **1. ORGANIZATION AND ACTIVITY**

MEFIC REIT Fund (the “Fund”) is a close-ended sharih compliant, publicly traded real estate investment fund established in the Kingdom of Saudi Arabia under the real estate investment funds regulations.

The Fund is listed in Saudi Stock Exchange Market (“Tadawul”), it has the code (4346) and its units are traded according to Capital Market Authority CMA regulations and legislation. The capital of the fund is SAR 732,768,000 divided into 73,276,800 units with a nominal value of 10 SAR per unit. The fund has a term of 99 years, which is extendable at the discretion of the Fund Manager following the approval of CMA.

Trading in the Fund’s units began on the Saudi stock Exchange Market on 5 Rabi’ al-Awwal 1440 H, corresponding to 13 November 2018, after obtaining the approval of the Capital Market Authority (CMA) in the Kingdom of Saudi Arabia.

The Fund’s primary investment objective is to provide its unitholders with regular income by investing in income-generating properties assets located in Saudi Arabia and the Gulf countries.

The Fund generally seeks to acquire or invest in hotel, commercial, administrative, "office towers", and/or logistic, residential and/or mixed-use income-generating real estate assets.

The Fund is managed by Middle East Financial Investment Company (the Fund Manager”) A Saudi closed joint stock Company under commercial registration number 1010237038 and licensed as a financial market institution by CMA under license number 06029-37.

The Fund's fiscal year begins on 1 January and ends on 31 December of each year in accordance with the Fund's terms and conditions.

#### **2. REGULATING AUTHORITY**

The Fund operates in accordance with Real Estate Investment Fund Regulations "REIFR" issued by the CMA. The regulations detail requirements for real estate funds and publicly traded real estate funds within the Kingdom of Saudi Arabia.

The Minister of Finance, pursuant to Ministerial Resolution No. (29791) dated 9 Jumada al-Awwal 1444 H, corresponding to 3 December 2022, approved the zakat rules for investment funds permitted by the Capital Market Authority (CMA).

The rules are effective from 1 January 2024 and require investment funds to register with the Zakat, Tax and Customs Authority (ZATCA).

The rules also require investment funds to submit a zakat information declaration to (ZATCA) within 120 days of the end of their financial year, including audited financial statements, records of transactions with related parties, and any other data required by (ZATCA). Under the rules, investment funds are not subject to zakat provided that they do not engage in unconditional economic or investment activities in accordance with the terms and conditions approved by the Capital Market Authority (CMA).

## **MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

### **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

### **3. BASIS OF PREPARATION**

#### **3.1 Statement of compliance**

These financial statements have been prepared in accordance with International Financial Reporting Standards (“IFRS”) that endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organisation for chartered Public Accountants (“SOCPA”). To comply with the relevant executive regulations issued by the Capital Market Authority and the terms and conditions of the fund.

#### **3.2 Basis of measurement**

These financial statements have been prepared based on the historical cost principle, using the accounting accrual basis.

On 31 December 2019, the CMA verified the appropriateness of continuing to use the cost model or allowing the use of the fair value model and took the following decisions:

- Requiring listed funds to continue using the cost model to measure investment properties (according to IAS 16) and investment properties (according to IAS 40) in the financial statements prepared for financial periods before the year 2022).
- Allow listed funds to choose between the fair value model and the revaluation model to measure investment properties (according to IAS 40) for fiscal periods beginning from the year 2023 or thereafter.

The Fund continued to use the cost model for the year ending 31 December 2023 and for the year ending 31 December 2024.

#### **3.3 Functional and presentation currency**

Items included in these financial statements are measured using the primary currency in which the Fund operates (the “functional currency”). These financial statements are presented in Saudi Riyal (“SAR”) which is the Fund’s functional and presentation currency, Figures are rounded to the nearest Saudi Riyal unless otherwise stated.

### **4. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS**

In the ordinary course of business, the preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income, and expense. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognized in the period in which the estimates are reviewed and in any future period affected. The significant accounting judgements and estimates applied in the preparation of these financial statements are as follows:

#### **4.1 Judgments**

Information about the judgments made in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements. The provisions have been applied in cases of determining whether an arrangement contains a lease and classification of leases.

## **MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

### **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

#### **4. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (CONTINUED)**

##### **4.1 Judgments (continued)**

###### **4.1.1 Going concern**

The Fund Manager has made an assessment of the Fund's ability to continue as a going concern and is satisfied that the Fund has the resources to continue in business for the foreseeable future. Furthermore, the fund manager is not aware of any material uncertainties that may cast significant doubt on the Fund's ability to continue as a going concern. Accordingly, these financial statements have been prepared on a going concern basis.

##### **4.2 Estimation and Assumptions Uncertainties**

###### **4.2.1 Useful lives and residual values of investment properties and intangible assets**

The fund manager determines the estimated useful lives of investment properties for calculating depreciation. This estimate is determined after considering expected usage of the assets and physical wear and tear. Management reviews the residual value and useful lives annually and any change in depreciation charges and /or amortization expenses, if any, are adjusted in current and future periods. The estimated useful lives of the investment properties and intangible assets are disclosed in (note 8/7).

###### **4.2.2 Impairment of investment properties and intangible assets**

The Fund manager assesses whether there are any indicators of impairment for all investment properties and intangible assets at each reporting date. The assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable. If any indication exists, or when annual impairment testing for an asset is required, the Fund estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an assets or CGU's fair value less costs to sell and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is reduced for its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using the appropriate discount rate that reflects current market assessments of the time value of money and asset-specific risks. In determining fair value less costs to sell, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the manager fund estimates the asset's or CGU's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is recorded to limits so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such a reversal is recognized in the Statement of comprehensive income.

###### **4.2.3 Lease discount rate**

The Fund uses estimates to determine the additional borrowing rate in calculating the present value of the minimum lease payments. As well as the expected duration if there are extension options.

## **MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

### **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

#### **4. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (CONTINUED)**

##### **4.2 Estimation and Assumptions Uncertainties (continued)**

###### **4.2.4 Expected credit losses**

The measurement of the expected credit loss allowance for financial assets measured at amortized cost is an area that requires the use of complex models and significant assumptions about future economic conditions and credit behavior.

A number of significant judgments are also required in applying the accounting requirements for measuring expected credit loss (ECL), such as:

- Choosing appropriate models and assumptions for the measurement of ECL.
- Establishing the number and relative weightings of forward-looking scenarios for each type of product/market and the associated ECL; and
- Establishing group of similar financial assets for the purposes of measuring ECL.

#### **5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES**

##### **5-1 Financial instruments**

###### ***Initial recognition and measurement***

Rental receivables from operating issued are initially recognized when they are originated. All other financial assets and financial liabilities are initially recognized when the Fund becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is rental receivables without a significant financing component) or financial liability is initially measured at fair value plus transaction costs directly attributable to its acquisition or issue, for an item not at FVTPL. Rental receivables without a significant financing component are initially measured at the transaction price.

###### ***Financial assets***

###### **Classification of financial assets**

On initial recognition, a financial asset is classified as measured at amortized cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL).

A financial asset is measured at amortized cost if it meets both of the following conditions:

- 1) the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- 2) the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payment of principal and interest on the principal amount outstanding.

## MEFIC REIT FUND

(Managed by Middle East Financial Investment Company)

### NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

(All amounts in Saudi Riyal unless otherwise stated)

---

## 5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 5-1 Financial instruments (continued)

#### Financial assets (continued)

A financial asset shall be measured at FVOCI if both of the following conditions are met:

- 1) the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- 2) the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A financial asset shall be measured at FVTPL unless it is measured at amortized cost or at FVOCI.

#### Subsequent measurement

The following accounting policies apply to the subsequent measurement of financial assets.

|   |  |
|---|--|
| <b>Financial assets at amortized cost</b> | These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gain, loss, and impairment are recognized in the statement of comprehensive income. Any gain or loss on derecognition is recognized in the statement of comprehensive income |
|---|--|

#### Reclassification

Financial assets are not subsequently reclassified for their initial recognition, except in the period in which the fund changes its business model for the purpose of managing financial assets.

#### Derecognition

A financial asset is derecognised when:

- The rights to receive cash flows from the asset have expired, or
- the Fund has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to other party under a 'pass-through' arrangement, and either:
  - 1) The Fund has transferred substantially all the risks and rewards of the asset, or
  - 2) The Fund has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset

#### Impairment in the value of financial assets

The recognition of credit losses is no longer dependent on the fund first identifying the credit loss event. Instead, the fund considers a broader range of information when assessing credit risk and measuring expected credit losses, including past events and reasonable and supportable forecasts that affect the actual collection of future cash flows of the instrument.

#### ECL assessment

The Fund applies the simplified approach in IFRS 9 for the purpose of measuring ECL which uses a lifetime expected credit loss allowance. This method is applied for the purpose of evaluating a provision against:

## **MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

### **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

## **5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **5-1 Financial instruments (continued)**

#### **Financial assets (continued)**

#### **ECL assessment (Continued):**

##### **Financial assets measured at amortized cost;**

Expected loss rates are based on rental receivables settlement information over a period of 12 months prior to each reporting period and the corresponding historical credit losses experienced during this period. Historical loss rates are adjusted to reflect current and forward-looking information regarding macroeconomic factors affecting customers' ability to settle rental receivables. The Fund decided that the GDP of the Kingdom of Saudi Arabia (the country in which it provides services), the rate of inflation to be the most appropriate factors, and therefore adjusts the historical loss rates based on the expected changes in these factors.

The expected credit loss approach breaks the total loss amount modelling into the following parts: Probability of Default (PD), Loss Given Default (LGD), and Exposure at Default (EAD). These are briefly described below:

**LGD:** represents an estimate of the loss given default. It is based on the difference between the contractual cash flows due and those that the lender expects to collect, including from any collateral. It is usually expressed as a percentage of exposure at default (EAD).

**PD:** The likelihood of a default over a particular time horizon.

**EAD:** It is defined as the outstanding debt at the time of default. This is an estimate of the exposure at a future default rate, considering expected changes in the exposure after the reporting date, including repayments of principal and interest, and expected drawdowns on commitment facilities.

#### **Model and framework**

The fund uses the probability of default model at a certain point in time to measure the impairment in the value of financial assets. Point-in-time PD models incorporate information from the current credit cycle and risk assessment at a point in time. The term structure of the PD at a given point in time can be used to measure credit deterioration and to initiate the PD when making provision calculations. Also, when calculating lifetime ECL, after correctly converting the inputs, the cash flows, total book value, loss allowance, and amortized cost of the financial instrument can be forecast and then calculated.

#### **Weighted average macroeconomic models**

The fund incorporates the macroeconomic factor of GDP, inflation rate and government spending to create multiple models in order to achieve more probable outcomes using the best and worst models. The scenario-based analysis incorporates forward-looking information into an impairment estimate using multiple future macroeconomic models. An estimate of ECL reflects an unbiased, probability-weighted value that is determined by evaluating a range of possible outcomes.

After the model inputs have been adjusted for the above-mentioned macroeconomic models, the PD is calculated for each scenario and then a weighted average PD based on the model probability is computed. In the final step, a lifetime-weighted average ECL is determined which is based on probability models.

## **MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

### **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

## **5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **5-1 Financial instruments (continued)**

#### **Financial assets (continued)**

#### **ECL assessment (Continued):**

##### **Portfolio division**

The Fund evaluates its financial assets based on the characteristics of credit risk using segmentation processes such as geographic region, customer type, customer classification, and so on. The different breakdowns reflect differences in PD events and in recovery rates in the Default event.

##### **Definition of default**

In the above context, the fund considers default to occur when:

- There is a possibility that the customer will not pay its credit obligations to the fund in full without the fund resorting to procedures such as collecting collateral (if held by the fund), or
- When a customer is more than 360 past-due days on any significant credit obligation of the fund. As the industry usually suggests that this period fairly represents the default scenario for the fund, this refutes the 90-day assumption mentioned in IFRS 9.

The carrying amount of the asset is reduced using the above form and the loss is recognized in the statement of comprehensive income. Rental receivables are written off along with the related provision when there is no real prospect of recovery in the future and all collateral has been realized or has been transferred to the fund. If, in a subsequent year, the amount of the estimated impairment loss increases or decreases because of events occurring after the impairment was recognised, the previously recognized impairment loss is increased or decreased. In the event that the amount written off is subsequently recovered, the recovery amount is recognized under other income in the statement of comprehensive income.

##### **Defined provision**

A defined provision is recognized on the basis of one customer to another customer at each reporting date. The fund establishes a specific provision against rental receivables due from some customers. Provisions are reversed only when outstanding amounts are recovered from customers.

##### **Write-off**

The total carrying amount of financial assets is written off (either partially or completely) to the extent that there is no realistic prospect of recovery. This is generally the case when the fund determines that the debtor does not have assets or sources of income that can generate sufficient cash flows to repay the amounts subject to write-offs.

#### **Financial liabilities**

All financial liabilities are initially recognized at fair value and, net of direct transactions costs. The fund's financial liabilities mainly include borrowings, lease liabilities under right-of-use assets, trade payables, Unearned rental income, accrued expenses and other liabilities after initial recognition, loans are subsequently measured at amortized cost using the effective interest method.

##### **Derecognition**

The Group derecognizes financial liabilities when the contractual obligations are discharged, canceled, or expired.



**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

**5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****5-1 Financial instruments (continued)****Financial liabilities (Continued)****Operations to modify financial assets and financial liabilities*****Financial assets***

If the terms of a financial asset are modified, the fund makes an assessment of whether the cash flows of the modified asset are substantially different. If the cash flows are substantially different, then the contractual rights to the cash flows from the original financial asset are considered to have expired. In this case, the original financial assets are derecognized, and new financial assets are recognized at fair value.

If the cash flows of a modified asset carried at amortized cost are not significantly different, then the modification does not result in derecognition of the financial asset. In this case, the fund recalculates the gross carrying amount of the financial asset and recognizes the amount resulting from adjusting the gross carrying amount as an adjusted profit or loss in the statement of comprehensive income.

***Financial liabilities***

The fund derecognizes a financial liability when its terms are modified and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognized at fair value. The difference between the carrying amount of the financial liability that is derecognized, and the new financial liability on modified terms, is recognized in the statement of comprehensive income.

**Offsetting of financial instruments**

An offset is made between the amounts of financial assets and financial liabilities, and the net amount is presented in the statement of financial position when there is a legally binding right to offset the amounts recorded and when there is an intention to settle on a net basis, in order to sell the assets and settle the liabilities simultaneously.

Non-current assets classified as held-for-sale are presented separately and measured at the lower of their carrying amount prior to being classified as held-for-sale and their fair value less costs to sell. However, certain assets that are held for sale continue to be measured in accordance with the fund's appropriate accounting policy for those assets. Once classified as held for sale, the assets are not subject to depreciation or amortization.

Any gain or loss arising from the disposal of a discontinued operation, or its re-measurement at fair value less costs to sell, is presented as a part of a single-line item, gain or loss from discontinued operations.

## **MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

### **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

## **5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **5-2 Measurement of fair value**

The Fund measures financial instruments such as equity instruments at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability or,
- In the absence of a principal market, in the most advantageous market for the asset or liability

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

The Fund uses valuation methods that are appropriate under the circumstances and for which sufficient data are available to measure fair value, maximize the use of observable inputs and reduce the use of unobservable inputs.

All assets and liabilities that are measured at fair value or disclosed in the financial statements are categorized within the fair value levels hierarchy mentioned below and based on the input to the lowest level of the fair value measurement as a whole:

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: valuation techniques that are the lowest level input that is significant to the fair value measurement, which is directly or indirectly observable.
- Level 3 valuation techniques that are the lowest level input that is significant to the unobservable fair value measurement.

For assets and liabilities that are recognized in the financial statements at fair value on a recurring basis, the Fund verifies whether a transfer has been made between the fair value hierarchy by recalibrating the classification (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each financial year. The Fund determines the policies and procedures for both recurring fair value measurement and non-recurring fair value measurement.

On each reporting date, the Fund analyzes the changes in the value of assets and liabilities to be re-measured or re-evaluated in accordance with the Fund's accounting policies. For the purposes of this analysis, the fund verifies the main inputs applied in the latest valuation by matching the information used in calculating the valuation with contracts and other relevant documents. The Fund also compares changes in the fair value of each class of assets and liabilities with relevant external sources to determine whether the change is reasonable. For the purpose of fair value disclosure, for disclosure, the Fund has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the assets and liabilities and the hierarchy of levels of fair value measurement mentioned above. Disclosures related to the fair value of financial instruments, which are measured at fair value or for which fair value has been disclosed, are discussed in note (7/8).

### **5-3 The impairment of non-financial assets**

The carrying value of non-financial assets is reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount, which is the higher of the asset's fair value less costs to sell and present value. If an impairment loss subsequently reverses, then the carrying amount of the asset is increased to the revised estimate of its recoverable amount, provided that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for that asset. Or cash-generating unit in previous years. A reversal of an impairment loss is recognized as income directly in the statement of comprehensive income.

## **MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

### **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

## **5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **5-4 Investment properties**

Investment properties are non-current assets held either to earn rental income or for capital appreciation or both, but not for sale in the ordinary course of business, and are used in the production or supply of goods or services for administrative purposes. Investment properties are measured according to the cost model on initial recognition and thereafter at cost less accumulated depreciation and impairment losses, if any, the fair value of investment properties is disclosed in Note (7) to these financial statements.

Investment properties are derecognized when they are sold, when they are occupied by the owner, or if they are not held to increase their value.

Any gain or loss on disposal of investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognized in the statement of comprehensive income.

Cost includes direct expenditures to acquire the investment property. The cost of a self-constructed investment property includes the cost of materials and direct labor, in addition to any other costs directly attributable to bringing the investment property to a working condition for its intended use and capitalized borrowing costs.

The carrying value of the Fund's non-financial assets is reviewed at each reporting date to ensure that there are any indications of impairment. If such an indication exists, the recoverable amount of the asset is estimated.

Impairment occurs when the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, which is the greater of fair value less costs to sell and value in use. The recoverable amount is determined for each individual asset unless the asset does not generate cash inflows that are largely independent of the cash inflows from other assets or a group of assets. Where the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, the asset is considered impaired and is reduced for its recoverable amount for the cash-generating unit. In determining fair value less costs of disposal, recent market transactions, if any, are taken into account. If such transactions cannot be identified, then an appropriate valuation model is used.

Value in use is based on a discounted cash flow model, under which expected future cash flows are discounted using a pre-tax discount rate that reflects current market assessments of the time value of money and the asset-specific. Risks Impairment losses are recognized in the statement of comprehensive income.

An assessment is made at each reporting date to determine whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If this indicator exists, the fund estimates the recoverable amount of the assets or cash-generating units. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The amount of the reversal is recorded to limits so that the carrying amount of the asset does not exceed its recoverable amount, or the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. The amount of the reversal is recognized in the statement of comprehensive income.

### **5-5 Intangible assets**

Intangible assets are initially recognized at fair value and direct costs and expenses related to the acquisition process, including transaction fees for the fund manager. Subsequently, they are measured at cost less accumulated amortization and impairment charges, if any. Subsequent expenditure is capitalized when it increases the useful life or economic life of the asset, otherwise it is charged as a period expense during the period in which it is incurred, and the fair value of intangible assets is disclosed in Note (8) to these financial statements.

## **MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

### **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

#### **5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

##### **5-6 Estimated useful lives**

Estimated Useful lives of different components of investment properties and intangible assets are as follows:

|                   | <u><b>Years</b></u>                             |
|-------------------|---|
| Building          | 40 years  |
| Intangible assets | 40 years or the lease period, whichever is less |

##### **5-7 Impairment of non-current assets**

Properties are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount which is the higher of the asset's fair value less costs to sell and value in use. Where an impairment loss subsequently reverses, the carrying amount of the property is increased to the estimate of its recoverable amount, but the increased carrying amount is not greater than the carrying amount that would have been determined. A reversal of an impairment loss is recognized as income directly in the statement of comprehensive income.

##### **5-8 Right of-use assets**

The Fund recognizes the right to use the assets on the lease commencement date (ie the date the asset is available for use). Right-of-use assets are measured at cost less any accumulated depreciation and impairment losses and adjusted for any re-measurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made on or before the commencement date, less any lease incentives received. Unless the Fund is reasonably certain that it will obtain ownership of the leased asset at the end of the lease term, recognized right-of-use assets are depreciated on a straight-line basis over their estimated useful life and lease term, whichever is shorter. Right-of-use assets are subject to impairment.

##### **5-9 Lease liabilities under right-of-use assets**

At lease inception, the Fund recognizes lease liabilities measured at the present value of lease payments made over the term of the lease. Lease payments include fixed payments (including actual fixed payments) less any lease incentive receivables, variable lease payments based on an index or rate, and amounts expected to be paid under residual value guarantees. Lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Fund and payments of lease termination penalties if the lease reflects the exercise by the Fund of a termination option. Variable lease payments, which are not based on a specific index or rate, are recognized as an expense in the year in which the event or condition triggers the payment.

When calculating the present value of lease payments, the Fund uses the notional borrowing rate at the commencement of the lease if the interest rate implicit in the lease cannot be readily determined. After the lease commencement date, the amount of the lease liability is added to reflect accruing interest and reduced based on the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification or change in the lease term; whether it is a change in the actual fixed lease payments or a change in the purchase valuation of the asset subject to the contract.

##### **5-10 Rental Receivables**

Rental Receivables are initially measured at fair value plus direct transaction costs and subsequently measured at amortized cost using the effective interest method. The allowance for impairment of rental receivables is normally measured at an amount equal to the expected lifetime loss.

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

**5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****5-11 Cash and cash equivalents**

Cash and cash equivalents for the purpose of cash flows represent cash at banks in current accounts and other short-term highly liquid investments with original maturities of three month or less (if any) which are available to the Fund without any restrictions. Cash and cash equivalents are carried at amortized cost within the statement of financial position.

**5-12 Loans**

Borrowings are recognized at fair value (as proceeds received), net of transaction costs incurred, if any. Subsequent to initial recognition, long-term loans measured at amortized cost using the effective interest rate method, and any difference between the proceeds (net of transaction costs) and redemption value is recognized in the statement of comprehensive income over the life of the borrower using the effective interest rate method. Fees paid on loan facilities are recognized as transaction costs of the loan to the extent that it is probable that part or all of the facility will be drawn down. In this case, the fee will be deferred until the withdrawal process takes place, in this case, the fees are deferred until the facilities are withdrawn, and the fees are capitalized in advance payments for liquidity services to the extent that there is no evidence that part or all of the facility is likely to be withdrawn, and they are amortized over the term of the relevant facility.

Loans are derecognized in the statement of financial position when the obligation is settled, canceled or expires. The difference between the carrying amount of financial liabilities that have been extinguished or transferred to another party and the consideration paid, including non-cash assets transferred or liabilities assumed, is recognized in the statement of comprehensive income under other income or financing costs.

**5-13 Cost of borrowing**

General and specific borrowings directly related to the purchase, construction or production of assets eligible for capitalization are capitalized during the time period required to complete and prepare the asset for its intended use or sale, as appropriate. Eligible assets are assets that necessarily take a significant period of time to become ready for their intended use or sale. Investment income earned on temporary investment of specific borrowings until spent on qualifying assets is deducted from borrowing costs eligible for capitalization.

Other borrowing costs are recognized as expenses in the year in which they are incurred in the statement of comprehensive income.

**5-14 Contract assets**

Revenue recognized in excess of the invoiced value, if any, is included in current assets as accrued Unearned rental income and is settled in the subsequent period when the invoices are issued.

**5-15 Contract liabilities**

Liabilities advanced in excess of the amount of revenue recognized, if any, are included in current liabilities as deferred rental income and recognized as revenue in the subsequent period when the related rental service is provided.

**5-16 Accrued expenses and other liabilities**

Accrued expenses and other payables are initially recognized at fair value and subsequently measured at amortized cost using the effective interest rate method.

## **MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

### **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

## **5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **5-17 Net assets value**

The net asset value of each unit disclosed in the financial statements is calculated by dividing the fund's net assets by the number of units issued at the end of the year

### **5-18 Zakat**

According to the rules of the Zakat, Tax and Customs Authority regarding investment funds, the fund is not subject to zakat provided that it does not participate in economic or investment activities that are not stipulated in accordance with the terms and conditions approved by the Capital Market Authority.

The Fund must submit an annual zakat information return to the Zakat and Tax and Customs Authority ("ZATCA"). The fund manager has registered the fund and will submit the annual zakat information declaration to the Authority.

### **5-19 Value added tax**

Expenses and assets are recognized after deducting the value added tax amount, except for:

- When the VAT incurred in connection with the purchase of assets or services is not recoverable from the tax authorities, in which case the VAT is recognized as part of the cost of purchasing the assets or as part of the item expense, where applicable, and/or
- When showing rental receivables and trade payables, including the value added tax amount

The net amount of VAT recoverable from/or due to the tax authorities is included either as part of prepaid expenses and other assets or accrued expenses and other liabilities in the statement of financial position.

### **5-20 Revenue recognition**

The Fund's revenues consist mainly of operating lease revenues.

#### **Rental income from leasing investment properties as a lessor**

When the Fund acts as a lessor, it determines at the inception of the lease whether each lease is a finance lease or an operating lease.

To classify each lease, the Fund performs a comprehensive assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If so, the lease is a finance lease, and if not, it is an operating lease. As part of this assessment, the Fund takes into account indicators such as whether the lease covers the greater part of the economic life of the asset. The Fund has estimated that all of its leases are operating leases

Properties leased under operating lease contracts are included within investment properties in the statement of financial position. Rental income from operating leases is recognized on a straight-line basis over the term of the lease. When the Fund provides incentives to tenants, the cost of the incentives is recognized over the lease term, on a straight-line basis, as a reduction in rental income.

#### **Rental income**

Rental income from operating leases of properties is recognized on a straight-line basis over the term of the operating lease.

## **MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

### **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

## **5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **5-21 Other expenses**

Expenses include legal, accounting, audit and other fees and are recognized in the statement of comprehensive income for the period in which they are incurred on an accrual basis.

### **5-22 Dividends**

Dividend distributions to unit holders in the Fund are recorded as liabilities in the Fund's financial statements in the period in which the dividends are approved.

The Fund has a policy of distributing dividends on a semi-annual basis of at least 90% of its net profits, not including the profit resulting from the sale of the underlying real estate assets.

### **5-23 Provisions**

Provisions are recognized when the fund has a present obligation (legal or constructive) as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

### **5-24 Potential liabilities**

All potential liabilities arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events that are not entirely within the control of the Fund, or all current liabilities arising from past events, but which are not confirmed for the following reasons:

- 1) Non-compliance, or
- 2) The amount of the obligation cannot be measured with sufficient reliability; They must all be evaluated at the date of each statement of financial position and disclosed in the fund's financial statements as potential liabilities.

### **5-25 Sector reports**

#### **Operational sector**

The operating sector is one of the components of the Fund that carries out activities from which it may generate revenues and incur expenses, including revenues and expenses related to transactions with any of the Fund's other sectors. All sector results are evaluated periodically by operational decision makers to make decisions until decisions are made and performance is evaluated. Sector-specific resources and financial information are available separately.

Segment results that are reported to operating decision makers include items directly attributable to the segment as well as those that can be allocated on an appropriate basis. Head office expenses, research and development costs, related assets/liabilities, and zakat assets and liabilities.

In the Kingdom of Saudi Arabia, the Fund has one operating sector (leasing).

#### **Geographic sector**

A geographical sector is a group of assets, operations or facilities that engage in profitable activities in a particular economic environment that are subject to risks and returns different from those operating in other economic environments.

The Fund has geographical sectors in (the Kingdom of Saudi Arabia - the United Arab Emirates).

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****5-26 Transactions and balances in foreign currencies**

Transactions in foreign currencies are converted into Saudi Riyals using the exchange rate prevailing on the date of the transactions. Foreign exchange gains and losses resulting from the settlement of these transactions and from remeasuring monetary items denominated in foreign currency at the exchange rates prevailing at the end of the year are recognized in the statement of comprehensive income.

Non-monetary items are not retranslated at year-end and are measured at historical cost (translated using the exchange rates at the date of the transaction), except for non-monetary items measured at fair value, which are translated using the exchange rates at the date on which the fair value was determined.

**5-27 New standards issued that have not yet been applied**

The following is a statement of the new standards and amendments to the standards applied for the years beginning on or after January 1, 2023, with early application permitted, but the Fund did not apply them when preparing these financial statements:

| <b>Amendments to standard</b>       | <b>Description</b>   | <b>Effective for annual years beginning on or after</b> | <b>Summary of the amendment</b>   |
|-------------------------------------|--|---|---|
| IFRS 9<br>(Amendments to IFRS 4)    | Extension of the Temporary Exemption from Applying IFRS 9 (Amendments to IFRS 4) | 1 January 2023  | The amendment changes the fixed expiry date for the temporary exemption in IFRS 4 Insurance Contracts from applying IFRS 9 Financial Instruments, so that entities would be required to apply IFRS 9 for annual periods beginning on or after 1 January 2023.                         |
| IFRS 17                             | Insurance Contracts and its amendments   | January 1, 2023   | This is comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, IFRS 17 (along with its subsequent amendments) will replace IFRS 4 Insurance Contracts (IFRS 4) that was issued in 2005.     |
| IAS 1 and IFRS Practice Statement 2 | Disclosure of accounting policies  | January 1, 2023   | This amendment deals with assisting entities to decide which accounting policies to disclose in their financial statements  |
| IAS 8                               | Amendment to definition of accounting estimate                                   | January 1, 2023   | This amendments regarding the definition of accounting estimates to help entities to distinguish between accounting policies and accounting estimates.  |
| IAS 12                              | Deferred tax related to assets and liabilities arising from a single transaction | 1 January 2023  | These amendments require companies to recognize deferred tax on transactions that, on initial recognition, give rise to equal amounts of taxable and deductible temporary differences   |
| IAS 12                              | International tax reform (pillar two model rules)                                | 1 January 2023  | These amendments give companies temporary relief from accounting for deferred taxes arising from the Organization for Economic Co-operation and Development's (OECD) international tax reform. The amendments also introduce targeted disclosure requirements for affected companies. |



**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**5. IMPORTANT INFORMATION OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****5-28 New and amended International Financial Reporting Standards issued but not yet effective**

The Fund has not applied the following new IFRSs and amended standards issued but not yet effective:

| <b>Amendments to standard</b> | <b>Description</b>                                      | <b>Effective for annual years beginning on or after</b> | <b>Summary of the amendment</b>   |
|-------------------------------|---|---|---|
| IAS 1                         | Classification of liabilities as current or non-current | January 1, 2024   | The amendment has clarified what is meant by a right to defer settlement, that a right to defer must exist at the end of the reporting period, that classification is unaffected by the likelihood that an entity will exercise its deferral right, and that only if an embedded derivative in a convertible liability is itself an equity instrument the terms of liability would not impact its classification. |
| IFRS 16                       | Leases on sale and leaseback                            | January 1, 2024   | These amendments include requirements for sale and leaseback transactions in IFRS 16 to explain how an entity accounts for a sale and leaseback after the date of the transaction. Sale and leaseback transactions where some or all the lease payments are variable lease payments that do not depend on an index or rate are most likely to be impacted.  |
| IAS 7 and IFRS 7              | Supplier finance arrangements                           | January 1, 2024   | These amendments require to add disclosure requirements to enhance transparency of supplier finance arrangements, and 'signposts' within existing disclosure requirements, that ask entities to provide qualitative and quantitative information about supplier finance arrangements.   |
| IAS 21                        | Lack of Exchangeability                                 | January 1, 2025   | The amendments contain guidance to specify when a currency is exchangeable and how to determine the exchange rate when it is not.   |

Management anticipates that these new interpretations, and amendments to standards will be adopted in the fund's financial statements as and when they are applicable and adoption of these interpretations and amendments may have no material impact on the financial statements of the fund in the period of initial application.

## MEFIC REIT FUND

(Managed by Middle East Financial Investment Company)

### NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

(All amounts in Saudi Riyal unless otherwise stated)

## 6. MANAGEMENT FEES, AND OTHER FEES

The fund manager charges the following fees as per the terms and conditions of the Fund:

### 6-1 Subscription fees

The subscription fee is 2% of the subscription amount, paid in advance once, and the fees will not be calculated until after the allocation. These fees are deducted and paid to the fund manager.

### 6-2 Management fees

The Fund pays the Fund Manager a management fee equal to 0.35% of the Fund's net assets value, paid every half year.

### 6-3 Financing structuring fees

The Fund pays the Fund Manager a financing structuring fee equal to 1% of the amount withdrawn under any bank facilities for the Fund.

### 6-4 Custody fees

The Fund pays the custodian a custody fee equal to 0.025% annually of the Fund's net assets value.

### 6-5 Transactions fees

The Fund pays the Fund Manager a transaction fee of 1% of the purchase or sale price of each real estate asset purchased or sold from the Fund in exchange for the Fund Manager conducting the necessary investigation, negotiating the terms of the sale and purchase, and completing the process. The fees are payable after the completion of the purchase or the sale of each real estate asset, it is applied to the fund's initial assets.

### 6-6 Performance fees

The fund manager is entitled to a performance fee of 5% of the value of the positive difference between the selling price of any property owned by the fund and its purchase price. If the fund manager decides to distribute the proceeds from the sale of any of the fund's assets, the performance fees will be calculated and deducted as an allocation before distributing the sale proceeds. If the money is reinvested in the fund, the fund manager will not be paid performance fees and there will be no performance fees if any asset is sold for the value of its purchase. Or less.

## 7. INVESTMENT PROPERTIES, NET

The Fund owns the following investment properties:

| Property                                  | Property nature | Net carrying value as of |                  |
|---|-----------------|--------------------------|------------------|
|   |                 | 31 December 2024         | 31 December 2023 |
| Commercial mall in Riyadh                 | Mall            | 545,950,000              | 544,292,500      |
| Drnef Ajyad                               | Hotel           | 116,270,625              | 110,566,000      |
| The Pad *                                 | Residential     | -                        | 60,256,238       |
| Drnef Kudai                               | Hotel           | 53,996,194               | 54,796,003       |
| Commercial and administrative building in | Mall – Offices  | 38,543,000               | 37,018,000       |
|   |                 | 754,759,819              | 806,928,741      |

\* On 23 October 2024, the fund sold the Pad 30 apartments in The Pad in Dubai in exchange for 63,852,000 preferred shares at book value in Downtown Bay Development Limited.

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**7. INVESTMENT PROPERTIES, NET (CONTINUED)**

**Commercial Mall in Riyadh (previously referred to as Souq Sharq):** A commercial retail mall in Riyadh that contains 187 stores, the mall consists of 21 buildings working in the field of furniture, furnishings, café, and others. It is located on the Eastern Ring Road in Riyadh - Al-Jazirah District. The investment property was mortgaged in the name of a local bank against a long-term loan (Note. 13).

**Drnef Ajyad:** A four-star hotel. 203 rooms and 11 suites is located on Ajyad Road in Makkah. The investment property was mortgaged to Riyadh Bank against a long-term loan (Note. 13).

**Drenf Kudai:** A three-star hotel consisting of 75 rooms and 11 suites located in the Kudai area on the Third Ring Road in Makkah, the investment property was mortgaged to Riyadh bank against a long-term loan (Note. 13).

**Commercial and administrative building in (previously referred to as Tihama):** It is currently used for commercial and office activities. It consists of 10 retail stores and 6 office floors. It is located on Al-Andalus Road in Al-Hamra District in . The investment property was mortgaged to Riyadh bank against a long-term loan (Note. 13).

- All properties of MEFIC REIT are held in the name of Amar Real Estate Development and Investment Company, which serves as a Special Purpose Vehicle (SPV). The SPV holds these properties for the beneficial ownership of the Fund and does not possess any controlling interest or stake in them.
- The fund manager regularly reviews the investment properties to assess for impairment. An impairment loss is recorded when the carrying amount of an investment property exceeds its recoverable amount. The recoverable amount is determined as the higher value between the asset's fair value less costs to sell and its value in use. As of December 31, 2024, based on the periodic valuation reports provided by the independent valuers of the Fund, there was a reversal of the impairment provision for investment property during the year, amounting to 13,235,371 SAR (compared to 4,090,370 SAR on December 31, 2023).

**Cost Disclosure**

|   | <b><u>As at 31 December 2024</u></b> |                         |                      |
|---|--------------------------------------|-------------------------|----------------------|
|   | <b><u>Land</u></b>                   | <b><u>Buildings</u></b> | <b><u>Total</u></b>  |
| <b>Cost:</b>  |                                      |                         |                      |
| At the beginning of the year                        | 731,078,622                          | 248,548,596             | 979,627,218          |
| Disposals during the year                           | -                                    | (66,227,218)            | (66,227,218)         |
| <b>At the end of the year</b>                       | <b>731,078,622</b>                   | <b>182,321,378</b>      | <b>913,400,000</b>   |
| <b>Accumulated Depreciation:</b>                    |                                      |                         |                      |
| At the beginning of the year                        | -                                    | (30,862,843)            | (30,862,843)         |
| charged for the year                                | -                                    | (5,948,399)             | (5,948,399)          |
| Disposals during the year                           | -                                    | 6,771,324               | 6,771,324            |
| <b>At the end of the year</b>                       | <b>-</b>                             | <b>(30,039,918)</b>     | <b>(30,039,918)</b>  |
| <b>Reversal / (loss) of accumulated impairment:</b> |                                      |                         |                      |
| At the beginning of the year                        | -                                    | (141,835,634)           | (141,835,634)        |
| Reversal of impairment during year                  | -                                    | 13,235,371              | 13,235,371           |
| <b>At the end of the year</b>                       | <b>-</b>                             | <b>(128,600,263)</b>    | <b>(128,600,263)</b> |
| <b>Net carrying value</b>                           | <b>731,078,622</b>                   | <b>23,681,197</b>       | <b>754,759,819</b>   |

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**7. INVESTMENT PROPERTIES, NET (CONTINUED)**

|   | As at 31 December 2023 |               |               |
|---|------------------------|---------------|---------------|
|   | Land                   | Buildings     | Total         |
| <b>Cost:</b>  |                        |               |               |
| At the beginning of the year                        | 731,078,622            | 248,548,596   | 979,627,218   |
| <b>At the end of the year</b>                       | 731,078,622            | 248,548,596   | 979,627,218   |
| <b>Accumulated Depreciation:</b>                    |                        |               |               |
| At the beginning of the year                        | -                      | (24,649,128)  | (24,649,128)  |
| charged for the year                                | -                      | (6,213,715)   | (6,213,715)   |
| <b>At the end of the year</b>                       | -                      | (30,862,843)  | (30,862,843)  |
| <b>Reversal / (loss) of accumulated impairment:</b> |                        |               |               |
| At the beginning of the year                        | -                      | (145,926,004) | (145,926,004) |
| Reversal of impairment during year                  | -                      | 4,090,370     | 4,090,370     |
| <b>At the end of the year</b>                       | -                      | (141,835,634) | (141,835,634) |
| <b>Net carrying value</b>                           | 731,078,622            | 75,850,119    | 806,928,741   |

**The value of mortgaged and unmortgaged investment properties is as follows:**

|   | 31 December 2024 | 31 December 2023 |
|---|------------------|------------------|
| Mortgaged investment properties (Note 13) | 754,759,819      | 746,672,503      |
| Unmortgaged investment properties         | -                | 60,256,238       |
|   | 754,759,819      | 806,928,741      |

**Market values Disclosure**

The fair value of investment properties as at the date of the report was determined by two independent Valuers ("WHITE CUBES CO") and ("Tathmen Company") both Valuers accredited by the Saudi Authority for Accredited Valuers (Taqeem).

| Valuer 1   |   |               | Market values    |                  |
|--|---|---------------|------------------|------------------|
| Property   | valuation method                            | Discount rate | 31 December 2024 | 31 December 2023 |
| Commercial mall in Riyadh                        | Income method - discounted cash flow method | 9.5 %         | 570,000,000      | 569,629,000      |
| Drnef Ajyad                                      | Income method - discounted cash flow method | 8 %           | 123,000,000      | 120,600,000      |
| The Pad  | Market method - market comparison method    | -             | -                | 62,255,475       |
| Drnef Kudai                                      | Income method - discounted cash flow method | 8 %           | 66,000,000       | 63,500,000       |
| Commercial and administrative building in Jeddah | Income method - discounted cash flow method | 9.5 %         | 39,000,000       | 37,800,000       |
|  |   |               | 798,000,000      | 853,784,475      |

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**7. INVESTMENT PROPERTIES, NET (CONTINUED)**

| Property   | Valuer 2  | Discount rate | Market values      |                  |
|--|---|---------------|--------------------|------------------|
|  | valuation method                                |               | 31 December 2024   | 31 December 2023 |
| Commercial mall in Riyadh                        | Income method - discounted cash flow method     | 9 %           | <b>521,900,000</b> | 518,956,000      |
| Drnef Ajyad                                      | Income method (residual value)                  | -             | <b>109,541,250</b> | 100,532,000      |
| The Pad  | Market method (comparative transactions method) | -             | -                  | 58,257,000       |
|  | Income method (income capitalization)           | -             | -                  | -                |
| Drnef Kudai                                      | Income method (residual value)                  | -             | <b>53,360,000</b>  | 50,005,000       |
| Commercial and administrative building in Jeddah | Income method - discounted cash flow method     | 11 %          | <b>38,086,000</b>  | 36,236,000       |
|  |   |               | <b>722,887,250</b> | 763,986,000      |

**8. RIGHT OF BENEFIT, NET**

|                                       | 31 December 2024    | 31 December 2023 |
|---------------------------------------|---------------------|------------------|
| <b>Cost:</b>                          |                     |                  |
| Balance at the beginning of the year  | <b>160,590,000</b>  | 160,590,000      |
| <b>Balance at the end of the year</b> | <b>160,590,000</b>  | 160,590,000      |
| <b>Accumulated Amortization:</b>      |                     |                  |
| Balance at the beginning of the year  | <b>(70,023,909)</b> | (60,513,956)     |
| Charged for the year                  | <b>(9,509,953)</b>  | (9,509,953)      |
| <b>Balance at the end of the year</b> | <b>(79,533,862)</b> | (70,023,909)     |
| <b>Net carrying value</b>             | <b>81,056,13</b>    | 90,566,091       |

The Fund acquired the Right of benefits for the properties described below:

**Dhiyafa:** a commercial building that includes 9 restaurants and a sorority. It is located on the Northern Ring Road, Al-Nakhil District in Riyadh. Right of benefits for this property expires on 18 Rabi' al-Awwal 1462 H corresponding to 31 March 2040.

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**8. RIGHT OF BENEFIT, NET (CONTINUED)**

**Plaza 1:** a multi-use building located on a land area of 9.588 square meters. The property owns an area of 12,000 square meters that is leasable, including 51 apartments and 12 exhibitions. The property is located on King Abdulaziz Road, Al Rabie District in Riyadh. Right of benefits of this property expires on 24 Safar 1450 corresponding to 16 July 2028.

The right of benefits do not represent a large part of the operating life of property, they are recognized as intangible assets. These rights are amortized over the useful lives.

**Market values Disclosure**

The fair value of investment properties as at the date of the report was determined by two independent valuers ("WHITE CUBES CO") and ("Tathmen Company") both valuers accredited by the Saudi Authority for Accredited Valuers (Taqeem).

| <b>Valuer 1</b> |   |                      | <b>Market values</b>    |                         |
|-----------------|---|----------------------|-------------------------|-------------------------|
| <b>property</b> | <b>valuation method</b>                     | <b>Discount rate</b> | <b>31 December 2024</b> | <b>31 December 2023</b> |
| Dhiyafa         | Income method - discounted cash flow method | 9.5 %                | <b>131,500,000</b>      | 128,390,000             |
| Plaza 1         | Income method - discounted cash flow method | 9.5 %                | <b>31,000,000</b>       | 30,660,000              |
|                 |   |                      | <b>162,500,000</b>      | 159,050,000             |
| <b>Valuer 2</b> |   |                      | <b>Market values</b>    |                         |
| <b>property</b> | <b>valuation method</b>                     | <b>Discount rate</b> | <b>31 December 2024</b> | <b>31 December 2023</b> |
| Dhiyafa         | Income method - discounted cash flow method | 8.5 %                | <b>101,491,000</b>      | 107,172,000             |
| Plaza 1         | Income method - discounted cash flow method | 8.5 %                | <b>14,299,000</b>       | 19,563,000              |
|                 |   |                      | <b>115,790,000</b>      | 126,735,000             |

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**9.THE EFFECT OF NET ASSET VALUE ATTRIBUTABLE TO THE UNITHOLDERS IN THE EVENT THAT INVESTMENT PROPERTIES AND INTANGIBLE ASSETS ARE MEASURED AT FAIR VALUE**

According to the Real Estate Investment Funds Regulations issued by the CMA in the Kingdom of Saudi Arabia, the fund manager evaluates the fund's assets with an average of two valuations by two independent valuers. As explained in the fund's terms and conditions, the net asset value is disclosed based on market value. However, in accordance with the Fund's accounting policy, investment properties and intangible assets are stated at cost less accumulated depreciation and amortization and impairment, if any, in these financial statements.

The valuation of investment properties and intangible assets is as follows:

| <b><u>31 December 2024</u></b>                     | <b><u>Valuation 1</u></b> | <b><u>Valuation 2</u></b> | <b><u>Average</u></b> |
|--|---------------------------|---------------------------|-----------------------|
| investment properties, net (Note 7)                | <b>798,000,000</b>        | <b>722,887,250</b>        | <b>760,443,625</b>    |
| Intangible assets - right of benefit, net (Note 8) | <b>162,500,000</b>        | <b>115,790,000</b>        | <b>139,145,000</b>    |
| <b>Total</b>                                       | <b>960,500,000</b>        | <b>838,677,250</b>        | <b>899,588,625</b>    |
| <b><u>31 December 2023</u></b>                     | <b><u>Valuation 1</u></b> | <b><u>Valuation 2</u></b> | <b><u>Average</u></b> |
| investment properties, net (Note 7)                | 853,784,475               | 763,986,000               | 808,885,238           |
| Intangible assets - right of benefit, net (Note 8) | 159,050,000               | 126,735,000               | 142,892,500           |
| <b>Total</b>                                       | <b>1,012,834,475</b>      | <b>890,721,000</b>        | <b>951,777,738</b>    |

Management used the average of the two valuations for the purpose of disclosing fair value of investment properties and intangible assets.

The following is an analysis of the fair value of investment properties and intangible assets against cost:

|  | <b><u>31 December<br/>2024</u></b> | <b><u>31 December<br/>2023</u></b> |
|--|------------------------------------|------------------------------------|
| <b>Estimated fair value of investment properties and intangible assets based on the average of the two valuations used</b> | <b>866,588,625</b>                 | <b>951,777,738</b>                 |
| Less: carrying value   |                                    |                                    |
| - Investment properties, net (Note 7)  | <b>(754,759,819)</b>               | <b>(806,928,741)</b>               |
| - Right of benefit, net (Note 8)   | <b>(81,056,138)</b>                | <b>(90,566,091)</b>                |
| <b>Estimated fair value excess of carrying value</b>   | <b>30,772,668</b>                  | <b>54,282,906</b>                  |
| Units in issue (in number)   | <b>73,276,800</b>                  | <b>73,276,800</b>                  |
| <b>Excess unit share of estimated fair value</b>   | <b>0.4200</b>                      | <b>0.7408</b>                      |

Net assets attributable to the unitholders

|  | <b><u>31 December<br/>2024</u></b> | <b><u>31 December<br/>2023</u></b> |
|--|------------------------------------|------------------------------------|
| <b>Net assets value attributable to the unitholders as per the financial statements before fair value adjustment</b>       | <b>515,412,642</b>                 | <b>513,157,547</b>                 |
| estimated fair value excess of carrying value  | <b>30,772,668</b>                  | <b>54,282,906</b>                  |
| <b>Net assets value attributable to the Unitholders based on fair value of investment properties and intangible assets</b> | <b>546,185,310</b>                 | <b>567,440,453</b>                 |

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**9. THE EFFECT OF NET ASSET VALUE ATTRIBUTABLE TO THE UNITHOLDERS IN THE EVENT THAT INVESTMENT PROPERTIES AND INTANGIBLE ASSETS ARE MEASURED AT FAIR VALUE (CONTINUED)**

Net asset value per unit:

|  | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|--|-----------------------------|---------------------|
| Carrying value of assets per unit as per the financial statements before fair value adjustment | 7.0338                      | 7.0030              |
| Additional value per unit based on fair value  | <b>0.4200</b>               | 0.7408              |
| <b>Market value of assets per unit</b>   | <b>7.4537</b>               | 7.7438              |

**10. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES UNDER RIGHT OF USE ASSETS****Right of use assets:**

|                                       | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|---------------------------------------|-----------------------------|---------------------|
| <b>Cost:</b>                          |                             |                     |
| Balance at the beginning of the year  | 114,496,357                 | 118,093,965         |
| Remeasurement of lease (Note 19)*     | -                           | (3,597,608)         |
| <b>Balance at the end of the year</b> | <b>114,496,357</b>          | 114,496,357         |
| <b>Accumulated depreciation:</b>      |                             |                     |
| Balance at the beginning of the year  | (37,222,083)                | (38,008,919)        |
| Remeasurement of lease (Note 19)*     | -                           | 8,480,208           |
| Charged for the year                  | (7,693,372)                 | (7,693,372)         |
| <b>Balance at the end of the year</b> | <b>(44,915,455)</b>         | (37,222,083)        |
| <b>Net carrying value</b>             | <b>69,580,902</b>           | 77,274,274          |

**Lease liabilities under right of use assets**

|   | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|---|-----------------------------|---------------------|
| Balance at the beginning of the year                  | 93,690,670                  | 104,785,491         |
| Remeasurement of lease (Note 19)*                     | (3,398,499)                 | (2,526,422)         |
| Finance cost charged to statement of profit or losses | 3,472,866                   | 3,681,601           |
| Paid during year                                      | (9,500,000)                 | (12,250,000)        |
| <b>Net carrying value</b>                             | <b>84,265,037</b>           | 93,690,670          |

\*On December 31, 2024, the Fund's management remeasured the variable payments for a lease liability based on a percentage of the associated revenue. Management believes that the calculation and the assumptions are made appropriately, according to future expected revenue generated from the related property.



**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**10. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES UNDER RIGHT OF USE ASSETS (CONTINUED)**

The accrual of lease liabilities under right of use assets are as follows:

|   | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|---|-----------------------------|---------------------|
| Less than a year - The current portion      | <b>9,500,000</b>            | <b>9,500,000</b>    |
| One to five years - The non-current portion | <b>74,765,037</b>           | <b>84,190,670</b>   |
|   | <b>84,265,037</b>           | <b>93,690,670</b>   |

**11. RENT RECEIVABLES, NET**

|                                      | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|--------------------------------------|-----------------------------|---------------------|
| Rent receivables                     | <b>88,467,135</b>           | <b>98,175,833</b>   |
| Provision for expected credit losses | <b>(68,621,077)</b>         | <b>(79,283,804)</b> |
|                                      | <b>19,846,058</b>           | <b>18,892,029</b>   |

The movement on the provision for expected credit losses is as follows:

|                                       | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|---------------------------------------|-----------------------------|---------------------|
| Balance at the beginning of the year  | <b>79,283,804</b>           | 58,912,843          |
| Charged for the year                  | -                           | 20,370,961          |
| write off *                           | <b>(10,662,727)</b>         | -                   |
| <b>Balance at the end of the year</b> | <b>68,621,077</b>           | 79,283,804          |

On January 30, 2024, the Board of Directors approved the write-off of debt amounting to 10,662,727 SAR. This decision will be reflected in the financial statements for the year ending December 31, 2024.

The fund measures the provision for expected credit losses on rent receivables. To determine these expected credit losses, a debt aging matrix is utilized, which is compared against historical data regarding debt collectability. These expectations are periodically reviewed based on the debtor's situation, market conditions, and overall economic factors. The analysis takes into account the debtor's current circumstances and future outlook.

The expected credit loss table is as follows:

|                                      | <b>Rent receivables<br/>Past-due days</b> |  |                             |                     |
|--------------------------------------|---|--|-----------------------------|---------------------|
|                                      | <b>Less than 6<br/>months</b>             | <b>More than 6<br/>months and<br/>less than a<br/>year</b> | <b>More than a<br/>year</b> | <b>Total</b>        |
| <b>31 December 2024</b>              |   |  |                             |                     |
| Expected credit losses rate          | <b>4.99%</b>                              | <b>10.27%</b>  | <b>95.55%</b>               | <b>77.57%</b>       |
| Rent receivables                     | <b>12,304,367</b>                         | <b>5,588,257</b>   | <b>70,574,511</b>           | <b>88,467,135</b>   |
| Provision for expected credit losses | <b>(614,488)</b>                          | <b>(573,906)</b>   | <b>(67,432,683)</b>         | <b>(68,621,077)</b> |
| <b>Net carrying value</b>            | <b>11,689,879</b>                         | <b>5,014,351</b>   | <b>3,141,828</b>            | <b>19,846,058</b>   |

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**11. RENT RECEIVABLES, NET (CONTINUED)**

|                             | Rent receivables<br>Past-due days |   |                     |                   |
|-----------------------------|-----------------------------------|---|---------------------|-------------------|
|                             | Less than 6<br>months             | More than 6<br>months and less<br>than a year | More than a<br>year | Total             |
| 31 December 2023            |                                   |   |                     |                   |
| Expected credit losses rate | 45%                               | 69%   | 89%                 | 81%               |
| Rent receivables            | 14,337,983                        | 8,083,878                                     | 75,753,972          | 98,175,833        |
| expected credit losses      | (6,478,755)                       | (5,547,428)                                   | (67,257,621)        | (79,283,804)      |
| <b>Net carrying value</b>   | <b>7,859,228</b>                  | <b>2,536,450</b>                              | <b>8,496,351</b>    | <b>18,892,029</b> |

**12. CASH AND CASH EQUIVALENTS**

|               | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|---------------|-----------------------------|---------------------|
| Cash at banks | <b>166,156</b>              | 1,802,372           |
| Murabha       | -                           | 6,508,522           |
|               | <b>166,156</b>              | <b>8,310,894</b>    |

**13. BORROWINGS**

Amaar Real Estate Company (SPV) has secured Islamic financing facilities from SAB Bank totaling SAR 400,000,000 to finance the investment properties of the Fund. The loan carries a profit rate of SAIBOR 3 months plus 2%.

As of 31 December 2024, the outstanding balance of the loans was SAR 352,494,342 (compared to SAR 353,566,308 as of 31 December 2023). Additionally, the financing costs associated with this loan as of 31 December 2024 amounted to SAR 4,994,880 (compared to SAR 6,343,822 as of 31 December 2023).

The following statement outlines the movement in the loan balance throughout the year.

|                                      | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|--------------------------------------|-----------------------------|---------------------|
| Balance at the beginning of the year | <b>353,566,308</b>          | 353,989,605         |
| Collected during the year            | <b>347,500,000</b>          | -                   |
| Financing costs during the year      | <b>31,618,833</b>           | 18,794,317          |
| Paid during the year                 | <b>(380,190,261)</b>        | (19,217,614)        |
| Balance at the end of the year       | <b>352,494,342</b>          | <b>353,566,308</b>  |

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**14- TRADE PAYABLES**

|   | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|---|-----------------------------|---------------------|
| Middle East Financial Investment Company ("Fund manager") (Note 20) | <b>(17,197,628)</b>         | 18,000,000          |
| Buodel Ajyad Hotel  | <b>1,342,171</b>            | -                   |
|   | <b>18,539,798</b>           | 18,000,000          |

**15. UNEARNED RENTAL INCOME**

|  | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|--|-----------------------------|---------------------|
| Commercial mall in Riyadh                        | <b>6,437,572</b>            | 6,369,545           |
| Dhiyafa  | <b>4,579,070</b>            | 3,591,920           |
| Plaza 1 – Commercial                             | <b>1,573,855</b>            | 1,817,461           |
| Commercial and administrative buildings in Jedda | <b>950,717</b>              | 1,117,632           |
| The Pad  | -                           | 1,032,701           |
| Plaza 1 – Residential                            | <b>1,313,313</b>            | 979,939             |
|  | <b>14,854,527</b>           | 14,909,198          |

**16. ACCRUED EXPENSES AND OTHER LIABILITIES**

|                                   | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|-----------------------------------|-----------------------------|---------------------|
| Accrued operating expenses        | <b>1,277,854</b>            | 3,740,679           |
| Management fees payable (Note 20) | <b>2,593,831</b>            | 3,171,765           |
| payable customers                 | -                           | 1,249,386           |
| Custody fees payable              | <b>407,524</b>              | 265,466             |
| Professional fees payable         | <b>155,936</b>              | 186,937             |
| VAT Payable                       | -                           | 34,073              |
| Other                             | <b>571,100</b>              | -                   |
|                                   | <b>5,006,245</b>            | <b>8,648,306</b>    |

**17. RENTAL INCOME**

|  | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|--|-----------------------------|---------------------|
| Commercial mall in Riyadh                        | <b>29,860,256</b>           | 26,593,419          |
| Darnf Ajjad                                      | <b>3,899,935</b>            | -                   |
| Darnf Kadi                                       | <b>421,457</b>              | -                   |
| Dhiyafa  | <b>14,533,501</b>           | 15,218,688          |
| Plaza 1 – Commercial                             | <b>5,818,707</b>            | 6,571,389           |
| Plaza 1 – Residential                            | <b>5,248,419</b>            | 4,814,959           |
| The Pad  | <b>1,609,560</b>            | 4,013,009           |
| Commercial and administrative building in Jeddah | <b>3,121,607</b>            | 3,312,173           |
|  | <b>64,513,442</b>           | 60,523,637          |

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

|                   | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|-------------------|-----------------------------|---------------------|
| Rental Income     | 64,153,054                  | 60,523,637          |
| Food and Beverage | 360,388                     | -                   |
|                   | <b>64,513,442</b>           | 60,523,637          |

**18. OTHER EXPENSES**

|   | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|---|-----------------------------|---------------------|
| Collection commission                       | 2,078,000                   | 3,234,220           |
| property management fees                    | 2,078,000                   | 3,114,000           |
| Processing fees for operating Makkah hotels | 2,363,732                   | 2,773,271           |
| Electricity expense                         | 911,056                     | 951,731             |
| Guarding and security                       | 1,079,585                   | 916,800             |
| Water expense                               | 875,093                     | 903,526             |
| Maintenance and repair                      | 442,677                     | 607,345             |
| Registration and listing fees               | 515,068                     | 569,323             |
| Professional fees                           | 640,682                     | 531,681             |
| Commission for signing a contract           | 338,947                     | 419,057             |
| Cleaning expenses                           | 725,140                     | 320,600             |
| Accommodation expense                       | 2,696,339                   | -                   |
| Other expenses                              | 2,125,283                   | 845,421             |
|   | <b>16,869,602</b>           | 15,186,975          |

**19. OTHER INCOME**

|   | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|---|-----------------------------|---------------------|
| Remeasurement of lease (Note 10)          | 2,991,851                   | 7,409,022           |
| Murabha income                            | -                           | 8,522               |
| Disposal of Investment property (The Pad) | 4,396,106                   | -                   |
| Other                                     | 1,405,179                   | -                   |
|   | <b>8,793,136</b>            | 7,417,544           |

**20. TRANSACTIONS AND BALANCES WITH RELATED PARTIES**

In the course of the Fund's normal business, it conducts related party transactions. The related parties to the fund include the unit holders and the fund manager. Related party transactions are carried out in accordance with the terms and conditions of the fund. All related party transactions are carried out according to agreed terms under a formal agreement.

**Transactions with related parties for the year ended 31 December 2024**

| <b>Related parties</b>  | <b>Nature of<br/>relationship</b> | <b>Nature of<br/>transaction</b> | <b>31 December<br/>2024<br/>Debit /<br/>(Credit)</b> | 31 December<br>2023<br>Debit / (Credit) |
|---|-----------------------------------|----------------------------------|--|---|
| Middle East Financial Investment Company (the "Fund Manager") | Fund Manager                      | Management fee                   | <b>(1,810,280)</b>                                   | (1,803,310)                             |

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**20. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONTINUED)****Resulting related party balances:**

|  | <b>31 December<br/>2024</b> | 31<br>December<br>2023 |
|--|-----------------------------|------------------------|
|  | <b>Debit / (Credit)</b>     | Debit /<br>(Credit)    |
| Middle East Financial Investment Company<br>(the "Fund Manager") (Note 14) | <b>(17,197,628)</b>         | (18,000,000)           |
| Middle East Financial Investment Company<br>(the "Fund Manager") (Note 16) | <b>(2,605,872)</b>          | (3,171,765)            |

**21. CONTINGENT LIABILITIES AND COMMITMENTS**

The Fund does not have any contingent liabilities or commitments at the reporting date at the reporting date.

**22. DIVIDENDS**

- On 20 Rajab 1445 H, corresponding to 1 February 2024, the Fund's Board of Directors approved on dividends in the amount of 0.8 SAR per unit, with a total of 5.9 million SAR, to unitholders. The distribution was made on 26 Shaaban 1445 H, corresponding to 7 March 2024.

**23. FINANCIAL RISK MANAGEMENT**

The Fund's activities expose it to a variety of financial risks: market risk, credit risk, liquidity risk, Interest rate risk and operational risk. The Fund's overall risk management program focuses on the unpredictability of financial markets and seeks to mitigate potential adverse effects on the Fund's financial performance.

Financial instruments recorded in these financial statements principally comprise of rent receivables, cash and cash equivalents, Lease liabilities under right-of-use assets, trade payables, unearned rental income, accrued expenses and other liabilities. The specific methods of recognition adopted are disclosed in the individual policy statements associated with each item. Financial assets and liabilities are offset, and net amounts reported in the financial statements, when the Fund has a legally enforceable right to offset the recognized amounts and intends either to settle on a net basis, or to realize the asset and liability simultaneously.

**Market risk**

The Fund is subject to the general conditions of the real estate sector in the kingdom of Saudi Arabia, which itself is influenced by a variety of factors such as, but not limited to the macroeconomic growth risks in the kingdom, interest rate, demand-supply, availability of financing, investor sentiment, liquidity, legal, and regulatory risks. The Fund's management monitors on a regular basis the fluctuation and changes in the overall economic environment and believes that the impact of such changes is not significant to the Fund.

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**23. FINANCIAL RISK MANAGEMENT (CONTINUED)****Price risk**

Price risk is the risk that the value of the Fund's financial instruments will fluctuate as a result of changes in market prices resulting from factors other than foreign currency and commission rate movements.

Pricing risk arises primarily from the uncertainty about future prices of financial instruments held by the Fund. The fund manager diversifies the investment portfolio and closely monitors the price movements of its investments in financial instruments. As of the statement of financial position date, the fund owns equity investments.

The fund is not subject to price risk.

**Foreign currency risks**

Foreign currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign currency exchange rates. Foreign currency risk arises when future commercial transactions, assets and liabilities are recognized in a currency other than the Saudi riyal. The Fund's management believes that it is not exposed to foreign currency risks because the bulk of the Fund's transactions are in Saudi Riyals. Management monitors the risks of fluctuations in exchange rates closely and on an ongoing basis, and based on its experience and market reactions, management does not believe it is necessary to hedge against foreign currency risks as most foreign currency risks are relatively limited in the medium term.

**Credit risk**

The fund is exposed to credit risk, which is represented in the fact that one party causes financial losses to the second party, due to its inability to fulfil its obligations. The Fund is exposed to credit risk in rental receivables and cash and cash equivalents.

It is the Fund's policy when entering into financial instrument contracts to be with reputable parties. The Fund seeks to limit credit risk by monitoring credit exposures, limiting transactions with certain counterparties and continually assessing the creditworthiness of counterparties.

The following table shows the maximum exposure to credit risk for the content of the statement of financial position:

|                                     | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|-------------------------------------|-----------------------------|---------------------|
| Rent receivables, net (Note 11)     | <b>88,467,135</b>           | <b>98,175,833</b>   |
| Cash and cash equivalents (Note 12) | <b>166,156</b>              | <b>8,310,894</b>    |
|                                     | <b>88,633,291</b>           | <b>106,486,727</b>  |

An allowance for credit losses is made, which is sufficient at management's discretion to cover potential losses on past-due receivables. On each reporting date, the bank balances are assessed for credit risks as to determine whether they have low risks as they are held with reputable financial institutions having a high local bank credit rating, and there is no default history for any of the bank balances. Therefore, the probability of default PD is based on future factors and any losses resulting from default are negligible. As at the reporting date, there are no past-due payment dates.

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**23. FINANCIAL RISK MANAGEMENT (CONTINUED)****Credit risk (Continued)**

When calculating the allowance for expected credit losses on rent receivables, a provision matrix is used based on historical loss rates over the expected life of the rent receivables adjusted for forward-looking estimates.

For corporate and individual clients, the fund evaluates the risk control and credit quality of the client by considering his financial position, previous experience and other factors. Individual risk limits are set based on internal or external ratings in accordance with the limits set by the Fund's Board of Directors. Compliance with credit limits by customers is monitored regularly by line management.

**Liquidity risk**

This is the risk that the Fund will encounter difficulties in obtaining the necessary amounts to fulfill obligations associated with financial liabilities. The fund manager monitors liquidity requirements by ensuring that sufficient funds are available to meet any obligations as they arise, either through new subscriptions, liquidation of the investment portfolio, or by taking short-term borrowings from the fund manager.

| <b>31 December 2024</b>                                  | <b>carrying value</b> | <b>Less than<br/>1 year</b> | <b>More than<br/>1 year</b> |
|--|-----------------------|-----------------------------|-----------------------------|
| Borrowings (Note 13)                                     | <b>352,494,342</b>    | <b>352,494,342</b>          | -                           |
| Lease liabilities under right-of-use assets<br>(Note 10) | <b>84,265,037</b>     | <b>84,265,037</b>           | -                           |
| Trade Payables (Note 14)                                 | <b>18,539,798</b>     | <b>18,539,798</b>           | -                           |
| Accrued expenses and other liabilities<br>(Note 16)      | <b>4,995,774</b>      | <b>4,995,774</b>            | -                           |
|  | <b>460,294,951</b>    | <b>460,294,951</b>          | -                           |

\*Trade payables represent an obligation to the fund manager. These amounts are payable upon request by the fund manager.

| <b>31 December 2023</b>                                  | <b>carrying value</b> | <b>Less than<br/>1 year</b> | <b>More than<br/>1 year</b> |
|--|-----------------------|-----------------------------|-----------------------------|
| Borrowings (Note 13)                                     | 353,566,308           | 6,343,822                   | 347,222,486                 |
| Lease liabilities under right-of-use assets<br>(Note 10) | 93,690,670            | 9,500,000                   | 84,190,670                  |
| Trade Payables (Note 14)                                 | 18,000,000            | 18,000,000                  | -                           |
| Accrued expenses and other liabilities<br>(Note 16)      | 8,648,306             | 8,648,306                   | -                           |
|  | 473,905,284           | 42,492,128                  | 431,413,156                 |

**Interest rate risk**

Interest rate risk is exposure to various risks associated with the impact of fluctuations in prevailing interest rates on the Fund's financial positions and cash flows. The Fund is exposed to interest rate risk on its interest-bearing assets and liabilities, which mainly represent bank facilities and loans. Management limits interest rate risk by monitoring interest rate changes. Management monitors changes in interest rates and believes that the cash flow risks and interest rate risks on the fair value of the Fund are immaterial.

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**23. FINANCIAL RISK MANAGEMENT (CONTINUED)****Interest rate risk (continued)**

The Fund's rental receivables and trade payables, which are stated at amortized cost, are not subject to interest rate risk as defined in IFRS7 as the book value or future cash flows do not change due to changes in market interest rates. Therefore, the Fund is not exposed to fair value interest rate risk.

The Fund's exposure to the risk of changes in interest rates is as follows:

|  | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|--|-----------------------------|---------------------|
| Loans with variable interest rates (note 13) | <b>352,494,342</b>          | 353,566,308         |

**Sensitivity analysis**

The following table shows the sensitivity of income to reasonably possible changes in interest rates. With other variables constant, there is no direct impact on the statement of changes in the net assets (equity) attributable to unitholders of the Fund:

| <b>31 December 2024</b>              | <b>Income Statement<br/>SAR</b> |                         | <b>Statement of financial position<br/>SAR</b> |                         |
|--------------------------------------|---------------------------------|-------------------------|--|-------------------------|
|                                      | <b>+ 100<br/>points</b>         | <b>-100<br/>Points</b>  | <b>+100<br/>points</b>                         | <b>- 100<br/>points</b> |
| Cost of Islamic financing facilities | <b>3,524,943</b>                | <b>(3,524,943)</b>      | <b>3,524,943</b>                               | <b>(3,524,943)</b>      |
| cash flow sensitivity (net)          | <b>3,524,943</b>                | <b>(3,524,943)</b>      | <b>3,524,943</b>                               | <b>(3,524,943)</b>      |
|                                      |                                 |                         |  |                         |
| <b>31 December 2023</b>              | <b>Income Statement<br/>SAR</b> |                         | <b>Statement of financial position<br/>SAR</b> |                         |
|                                      | <b>+ 100<br/>points</b>         | <b>- 100<br/>Points</b> | <b>+ 100<br/>points</b>                        | <b>- 100<br/>points</b> |
| Cost of Islamic financing facilities | 3,535,663                       | (3,535,663)             | 3,535,663                                      | (3,535,663)             |
| cash flow sensitivity (net)          | 3,535,663                       | (3,535,663)             | 3,535,663                                      | (3,535,663)             |

**Capital risk management**

It is the policy of the Board of Directors to maintain a sufficient and strong capital base to maintain the confidence of unitholders, creditors and the market and to sustain the future development of the business. The Board of Directors monitors the return on capital employed and the level of dividends to ordinary shareholders and monitors its capital base using the ratio of net debt to equity. Net debt is calculated as borrowings less cash and cash equivalents.



**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**23. FINANCIAL RISK MANAGEMENT (CONTINUED)****Capital risk management (continued)**

Below is the ratio of net debt to the assets value (equity) attributable to the unitholders of the Fund

|  | <b>31 December<br/>2024</b> | 31 December<br>2023 |
|--|-----------------------------|---------------------|
| borrowings (Note 13)   | <b>352,494,342</b>          | <b>353,566,308</b>  |
| Less:  |                             |                     |
| Cash and cash equivalents (Note 12)  | <b>(166,156)</b>            | <b>(8,310,894)</b>  |
| Net debt   | <b>352,328,186</b>          | <b>345,255,414</b>  |
| Net assets value (equity) attributable to the unit holders                         | <b>512,431,262</b>          | <b>513,157,547</b>  |
| Ratio of net debt to the net assets value (equity) attributable to the unitholders | <b>68%</b>                  | <b>67%</b>          |

**Operational risk**

Operational risk is the risk of direct or indirect loss resulting from a variety of causes related to the operations, technology and infrastructure that support the fund's activities, whether internally or externally at the fund service provider and from external factors other than credit, liquidity, currency and market risks such as those arising from legal and regulatory requirements.

The fund's objective is to manage operational risk in order to rebalance limiting financial losses and damage to its reputation while achieving its investment objective of generating returns to Unitholders.

**24. FAIR VALUE MEASUREMENT****Fair value estimation**

The following table shows the fair value of financial instruments and investment properties disclosed:

|                                     | <b>Carrying<br/>value</b> | <b>Level 1</b> | <b>Level 2</b> | <b>Level 3</b>     |
|-------------------------------------|---------------------------|----------------|----------------|--------------------|
| <b>31 December 2024</b>             |                           |                |                |                    |
| Investment properties, net (Note 7) | <b>754,759,819</b>        | -              | -              | <b>754,759,819</b> |
| Intangible assets –                 |                           |                |                |                    |
| Right of benefit, net (Note 8)      | <b>81,056,138</b>         | -              | -              | <b>81,056,138</b>  |
|                                     | <b>835,815,957</b>        | -              | -              | <b>835,815,957</b> |
|                                     | <b>Carrying<br/>value</b> | <b>Level 1</b> | <b>Level 2</b> | <b>Level 3</b>     |
| <b>31 December 2023</b>             |                           |                |                |                    |
| Investment properties, net (Note 7) | 806,928,741               | -              | -              | 806,928,741        |
| Intangible assets –                 |                           |                |                |                    |
| Right of benefit, net (Note 8)      | 90,566,091                | -              | -              | 90,566,091         |
|                                     | 897,494,832               | -              | -              | 897,494,832        |

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

**24. FAIR VALUE MEASUREMENT (CONTINUED)****Fair value estimation (continued)**

The fair value of financial instruments that are not traded in an active market is determined using valuation methods. These valuation methods maximize the use of observable market data and rely as little as possible on the entity's own estimates. If all significant inputs required to measure the fair value of an instrument are observable, then the instrument is included within Level 2. If one or more significant inputs are not based on observable market data, then the instrument is included within Level 3. Changes in assumptions involved these inputs can affect the reported fair value of items in these financial statements and the level at which items within the fair value hierarchy are disclosed.

There were no transfers between the different levels of the fair value hierarchy during the current or previous year.

For assets not carried at fair value but for which fair value has been disclosed, valuation of investment properties has been performed using discounted cash flow method and income capitalization method based on significant unobservable inputs and accordingly it is included within Level 3 of the fair value hierarchy. The main inputs include:

**Discount rates** that reflect current market assessments of uncertainty in the amount and timing of cash flows (the rate used by valuers is 7%-11%)

**Capitalization rates** based on the physical location, size and quality of the properties and taking into account market data on the date of the valuation (the rate used by valuers is 5% - 8.5%)

**Future rental cash flows** based on the actual location, type and quality of the properties and supported by the terms of any existing lease or other contracts or external evidence such as current market rents for similar properties.

**Estimated vacancy rates** based on current and projected future market conditions after the expiration of any existing lease term.

**Maintenance costs**, including the investments required to maintain the functional performance of the property over its estimated useful life.

**Final value** given assumptions about maintenance costs, vacancy rates and market rents.

There were no changes in the valuation methods during the year.

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

**25- MATURITY ANALYSIS OF ASSETS AND LIABILITIES**

|   | <u>Note</u> | <u>Less than<br/>1 year</u> | <u>More than<br/>1 year</u> | <u>31 December<br/>2024</u> |
|---|-------------|-----------------------------|-----------------------------|-----------------------------|
| <b>ASSETS</b>                                       |             |                             |                             |                             |
| Investment properties, net                          | 7           | -                           | 754,759,819                 | 754,759,819                 |
| Right of benefit, net                               | 8           | -                           | 81,056,138                  | 81,056,138                  |
| Right-of-use assets                                 | 10          | -                           | 69,580,902                  | 69,580,902                  |
| Investments at fair value through<br>profit or loss |             | -                           | 63,852,000                  | 63,852,000                  |
| Rent receivables, net                               | 11          | 20,021,428                  | -                           | 20,021,428                  |
| Advanced Value add tax                              |             | 1,311,519                   | -                           | 1,311,519                   |
| Cash and cash equivalents                           | 12          | 166,156                     | -                           | 166,156                     |
| <b>Total assets</b>                                 |             | <b>21,499,103</b>           | <b>969,248,859</b>          | <b>990,747,962</b>          |
| <b>LIABILITIES</b>                                  |             |                             |                             |                             |
| Loans   | 13          | -                           | 352,494,342                 | 352,494,342                 |
| Lease liabilities under right-of-use<br>assets      | 10          | -                           | 84,265,037                  | 84,265,037                  |
| Trade payables                                      | 14          | 18,539,798                  | -                           | 18,539,798                  |
| Unearned rental income                              | 15          | 14,854,527                  | -                           | 14,854,527                  |
| Accrued expenses and other liabilities              | 16          | 4,995,774                   | -                           | 4,995,774                   |
| <b>Total liabilities</b>                            |             | <b>38,390,099</b>           | <b>436,759,379</b>          | <b>475,149,478</b>          |

|  | <u>Note</u> | <u>Less than<br/>1 year</u> | <u>More than<br/>1 year</u> | <u>31 December<br/>2023</u> |
|--|-------------|-----------------------------|-----------------------------|-----------------------------|
| <b>ASSETS</b>                                  |             |                             |                             |                             |
| Investment properties, net                     | 7           | -                           | 806,928,741                 | 806,928,741                 |
| Intangible assets – Right of<br>benefit, net   | 8           | -                           | 90,566,091                  | 90,566,091                  |
| Right of use assets, net                       | 10          | -                           | 77,274,274                  | 77,274,274                  |
| Rent receivables, net                          | 11          | 18,892,029                  | -                           | 18,892,029                  |
| Cash and cash equivalent                       | 12          | 8,310,894                   | -                           | 8,310,894                   |
| <b>Total assets</b>                            |             | <b>27,202,923</b>           | <b>974,769,106</b>          | <b>1,001,972,029</b>        |
| <b>LIABILITIES</b>                             |             |                             |                             |                             |
| Loans  | 13          | 6,343,822                   | 347,222,486                 | 353,566,308                 |
| Lease liabilities under right-of-use<br>assets | 10          | 9,500,000                   | 84,190,670                  | 93,690,670                  |
| Trade payables                                 | 14          | 18,000,000                  | -                           | 18,000,000                  |
| Unearned rental income                         | 15          | 14,909,198                  | -                           | 14,909,198                  |
| Accrued expenses and other liabilities         | 16          | 8,648,306                   | -                           | 8,648,306                   |
| <b>Total liabilities</b>                       |             | <b>57,401,326</b>           | <b>431,413,156</b>          | <b>488,814,482</b>          |

As at 31 December 2024, the Fund's current liabilities exceeded current assets by 16,890,996 SAR (31 December, 2023: 30,198,403 SAR), which is mainly due to trade payables and unearned rental income amounting to 33,394,325 SAR (31 December, 2023: 32,909,198 SAR) Despite the deficit in the Fund's working capital, the Fund has an operating cash flow of 41,123,419 SAR (31 December, 2023: 36,557,817 SAR), which is an indication of the Fund's ability to meet its obligations when they fall due. The Fund Manager also monitors cash management. It extensively analyzed liquidity risks and was confident of its ability to close the gap. Accordingly, the attached financial statements were prepared on the basis of the going concern.

**MEFIC REIT FUND**

(Managed by Middle East Financial Investment Company)

**NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 December 2024**

(All amounts in Saudi Riyal unless otherwise stated)

---

**26. SEGMENT INFORMATION**

The fund manager is responsible for the entire fund's portfolio and considers the business to have one operating segment. Asset allocation decisions are based on a single, integrated investment strategy, and the fund's performance is assessed on an overall basis.

**27. LAST VALUATION DAY**

The last evaluation day of the year was 30 Jumada al-Akhir 1446 H, corresponding to 31 December 2024.

**28. SUBSEQUENT EVENTS**

In the management's opinion, there were no significant subsequent events after December 31, 2024 until the date of approval of the financial statements that may have a material impact on the financial statements as of December 31, 2024.

**29. APPROVAL OF FINANCIAL STATEMENTS**

The financial statements for the year ending 31 December 2024 were approved by the Board of Directors on 27 Ramadhan 1446 H, corresponding to 27 March 2024.