



Alkhabeer REIT Fund

1) Unit Price as at the end of Q4 according to the most recent valuation, which is equal of the Unit trading price on the Exchange (closing price) and the Net Asset Value per Unit (NAV/Unit) of the Fund as at the end of Q4:

Unit Price at the End of Q4 according to the Most Recent Valuation	Saudi Riyal
Unit Trading Price on the Exchange (Closing Price as at the end of Q4)	SAR 5.53
Net Asset Value per Unit of the Fund as at the end of Q4 **	SAR 8.8610

** Calculated using the following equation: (Total Fund Assets - Fund Obligations) / Number of Fund Units.

** Unaudited.

2) Rental Income to Unit Price

Item	Q4
Rental Income to Unit Price for Q4 *	4.52%
Gross Rental Income for Q4	SAR 35,214,966

* This is the Fund's net income from its investment in income generating real estate assets during Q4 to the market value of the Units.

3) Total Expenses and Fees Borne by the Fund and their Percentage of the Most Recent Total Asset Value of the Fund, and the Upper Limit of All Expenses, as at the End of Q4

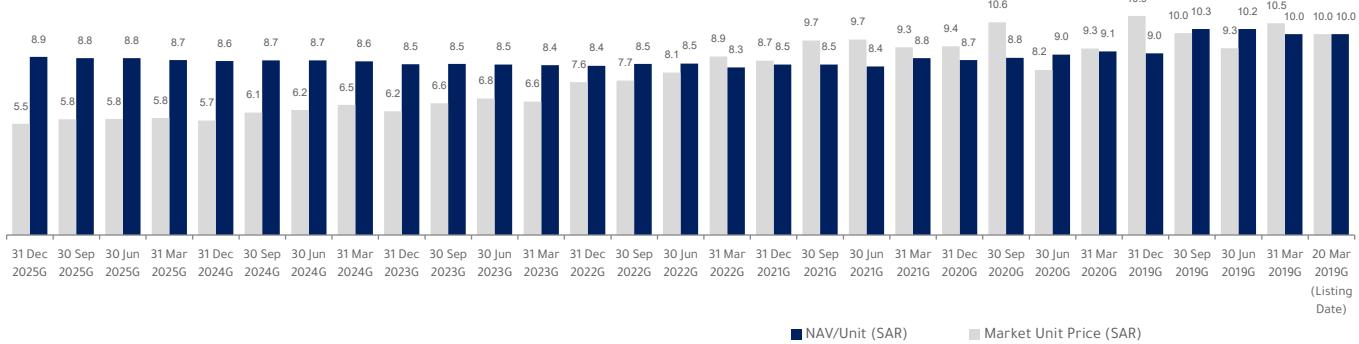
Item	Amount (SAR) from the Most Recent Valuation of the Fund's Total Asset Value	Percentage of Most Recent Valuation of the Fund's Total	Upper Limit of All Expenses
Fund Management Fees	SAR 3,074,939	0.16%	Not exceeding 0.75% of the Fund's NAV according to the most recent valuation of the Fund
Fund Operator Fees	SAR 79,772	0.004%	Annual fee of 0.025% of the Fund's NAV
Custodian Fees	SAR 117,873	0.01%	Annual fee of 0.025% of the total asset value of the Fund according to the most recent audited financial statements
Trading / Depositary Fees	SAR 162,738	0.01%	SAR 400,000 payable annually to the Securities Depository Center (EDAA) for management of the Unitholders' Register 0.03% annually of the Fund's market value (up to a maximum of SAR 300,000)
Auditor's Fees	SAR 20,164	0.001%	Lump sum of SAR 80,000 annually
Shari'ah Supervisory Committee Fees	SAR 3,781	0.0002%	Lump sum of SAR 15,000 annually
Directors' Remuneration	SAR 18,500	0.001%	Up to SAR 42,000 annually
Financing Costs	SAR 12,260,746	0.64%	N/A
Other	SAR 3,810,730	0.20%	These expenses are not expected to exceed 0.5% annually of the total assets of the Fund, excluding fees, commissions and taxes subject to government laws and regulations
Total Fund Fees and Expenses	SAR 19,549,244	1.03%	N/A

Other Expenses "non-cash"

Depreciation of investment properties and right-of-use assets*	SAR 21,573,060	1.13%	N/A
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* For the period from 1 July 2025 to 31 December 2025.

4) Unit Trading Price on the Exchange (Closing Price) in Q4, and the Fund's Net Asset Value per Unit for the same Period:



* Net Asset Value as at 31 December 2025 (Unaudited).

5) List of All Properties Comprising the Fund's Portfolio, the Ratio of each Property to Total Assets, and the Percentage Occupancy Rate of each Property as at the end of Q4:

Names of All Properties Comprising the Fund's Portfolio	Ratio of the Value of Each Property to Total Assets *	Percentage Occupancy of Each Property
Almalga Residential Compound	15.48%	96%
Gallery Mall	7.23%	60%
Palazzo Plaza	3.64%	40%
BIN II Plaza	5.20%	100%
Elite Commercial Center	8.82%	100%
Elegance Tower	25.56%	100%
Vision Education Colleges - Riyadh (formerly Al-Farabi)	11.09%	100%
Vision Education Colleges Training Building (formerly Al-Farabi)	4.31%	100%
Vision Colleges for Education - Jeddah	5.17%	100%
Akun Warehouses	11.27%	100%

* As at 31 December 2025 (Unaudited).

6) Details of Fund Property Acquisitions in Q4:

a) Real Estate Assets Acquired in Q4:

1. Detailed Description of Real Estate Assets Acquired in Q4:

No real estate assets were acquired in Q4.

2. Sources of Funding/Acquisition Process of Real Estate Assets:

N/A

3. Previous and Target Rental Returns of each Property/Utility, and their Ratio to Total Rental Income:

N/A.

4. Target Gross and Net Returns before and after Increase of Fund Leverage:

N/A.

5. Valuation of Property to be Acquired:

N/A

b) Additional Risks of Increased Fund Leverage:

N/A.

c) Insurance:

N/A.

d) Other Information:

N/A.

e) Property Manager:

N/A.

7) Fund's Total Asset Value:

Item	Saudi Riyal
Fund's Total Asset Value *	SAR 1,906,554,706

* Unaudited

8) Borrowing Details:

Item	Q4
Ratio of Borrowing to Fund's Total Asset Value	30.81%
Exposure Period	5 - 7 Years
Maturity Date	7 September 2031
Details of Use of the Loan	Acquisition of Income Generating Real Estate Property

9) Fund's Net Asset Value per Unit:

Item	Saudi Riyal
Fund's Net Asset Value per Unit *	SAR 1,249,473,451

* Unaudited

10) Ratio of Fund Costs to Fund's Total Asset Value:

Item	Q4
Ratio of Fund Costs to Total Asset Value	2.16%
Ratio of Fund Costs to Average Net Asset Value	3.30%

11) Any Fundamental or Non-Fundamental Changes Affecting Fund Operations Occurring in Q4:

N/A.

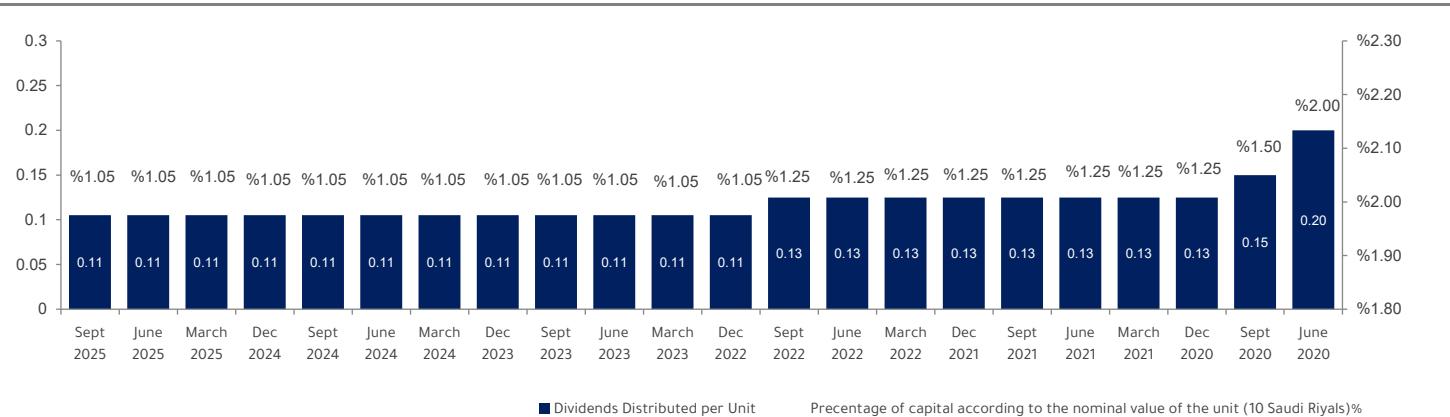
12) Dividends Distributed to Unitholders in Q4:

Item	Q4
Total Dividends Distributed in Q4	SAR 14,805,929
Number of Outstanding Units Receiving Dividend Distributions in Q4	141,008,848 Units
Dividends Distributed in Q4: per Unit	SAR 0.105
Ratio of Dividend Distributions to Fund's Net Asset Value	1.19%
Entitlement to Cash Distributions Paid in Q4	According to the Unitholders' Register as at Close of Business on 13 August 2025

13) Project's Progress Plan Approved by the Developer:

N/A.

14) Number and Size of Previous Proceeds from Sale or Rental up to Q4 2025:



* On 30 October 2025, the Fund Manager announced the distribution of dividends to Alkhabeer REIT Unitholders at a rate of 1.05% of the Initial Unit Price (SAR 0.105 per Unit) for the period from 1 July 2025 to 30 September 2025, and the distribution was made on 7 January 2026.

FOR FURTHER INFORMATION

Alkhabeer Capital
PO Box 128289, Jeddah 21362
Kingdom of Saudi Arabia
Tel: +966 12 658 8888
Fax: +966 12 658 6663
Email: info@alkhabeer.com
CR No: 4030177445
CMA License No: 07074-37
www.alkhabeer.com

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