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ABOUT THE FUND MANAGER

Riyad Capital is a leading fully-fledged investment manager and the largest custodian in Saudi Arabia. Through its four business lines :

- **Asset and wealth management**
- **Brokerage**
- **Corporate investment banking**
- **Securities services**

As of December 2025, Riyad Capital managed over c. US\$ 26 billion in assets under management and more than c. US\$ 279.6 billion in assets under custody. The company was recognized among the Middle East’s top 5 asset managers for 2024 and 2025 by Forbes Middle East and received the Saudi Capital Market Award for Custodian of the Year 2024.

Local and International Presence (as of December 2025)



RIYAD CAPITAL'S REAL ESTATE TEAM

Within the real estate sector, Riyadh Capital is recognized as a pioneer, having launched the first listed REIT in Saudi Arabia – Riyadh REIT – in 2016.

The company's real estate portfolio comprises various properties across 3 continents, with a total value exceeding c. US\$ 7 billion (SAR +26 billion).

GOVERNANCE

MEMBERS OF THE BOARD OF DIRECTORS



Mr. Raed Al-Barakati

Chairman – Non-Independent

- +25 years of experience in Corporate, Commercial and Investment Banking
- Served as the Deputy Chief Executive Officer at Riyadh Capital
- Pursued Masters in Entrepreneurial studies from Suffolk University, USA and Bachelors in Management from King Fahad University of Petroleum and Minerals

Tenure: +9 Years



Mr. Abdullah Al-Faris

Non-Independent member

- +15 years of experience in the financial sector including leading public and private organizations such as Capital Market Authority, TADAWUL and Riyadh Bank
- +6 years of experience as the Chief Financial Officer at Riyadh Capital
- Pursued Masters in Business Management with finance from Heriot Watt University in U.K. and Bachelor's degree in Accounting from King Saud University in KSA
- Certified by the SOCPA (Saudi Organization for Certified Public Accountants)

Tenure: 5 Years



Mr. Ahmed Al-Harbi

Non-Independent member

- Over 18 years of experience in operations, digital channels, and technology-driven transformation within the financial services sector
- Serves as the Chief Operating Officer at Riyadh Capital since April 2019, where he leads operational strategy, platform development, and business process optimization across the organization
- He has held several senior roles, including SVP – Head of Delivery Services and VP – Head of Electronic Channels, where he led digital initiatives and service delivery improvements.
- Pursued Bachelors in MIS from West Virginia University in USA

Tenure: +2 Years



Mr. Abdulrahman Al-Ahmad

Non-Independent member

- +10 years of experience in Real Estate Investments at Riyadh Capital
- Served as the Head of International Real Estate Investments at Riyadh Capital, and as a Director of Real Estate Investments at Dan
- Pursued Bachelors in Finance from Southern Methodist University

Tenure: +2 Years



Mr. Walid Al-Gasem

Independent member

- +20 years of experience in project management, stakeholder management and business planning in the treasury sales and brokerage departments.
- Worked for many financial companies and banks, including Riyad Capital, Saudi Hollandi Bank, Samba, Arab National Bank, and Riyad Bank.

Tenure: +8 Years



Dr. Bader Al-Muhtadi

Independent member

- Worked as an assistant professor of finance and investment at King Saud University and as a lecturer in the Finance Department at the Strome College of Business at Old Dominion University, USA
- Serves as CEO of Al-Muhtadi Holding Company
- Holds doctorate degree in finance from Old Dominion University, USA; a master's degree in finance from the University of South Florida, USA; and a bachelor's degree in business administration (finance) from King Saud University.

Tenure: +1 Years

SUMMARY OF BOARD MEETINGS & ISSUED RESOLUTIONS

SUMMARY OF BOARD MEETINGS

Below are the key topics discussed by fund's board of directors' and the Fund Manager:

Fund Overview and Key Updates	Distributions of Riyadh REIT	Fund Manager's Approach for the Fund's Distributions	Market Analysis
Key Financial Results and Indicators	Discussion of Regulatory and Compliance Matters	Sale of Al Izdihar Property	JW Marriott Hotel Business Plan Incl. Food & Beverages Plan

ISSUED RESOLUTIONS BY THE BOARD OF DIRECTORS:

- Approval of cash distributions
- Approval of the semi-annual and annual financial statements
- Approval of the fund's annual report
- Approval of appointing (PKF) as the fund's auditor
- Approval of the adjusted price proposal submitted by Abaad Real Estate Valuation Company
- Approval of the revised budget for Double Tree by Hilton Riyadh Olaya North (Al Fursan)



FUNDAMENTAL & NON-FUNDAMENTAL CHANGES OCCURRED DURING THE YEAR 2025

- 30 June** ■ → Update of the terms and conditions of Riyad REIT Fund
- 07 July** ■ → Signing of a sale agreement for a property belonging to one of the Fund's international investments, "Riyad International Real Estate (III)."
- 03 December** ■ → Sale of Al Izdihar Property located in Riyadh

FINANCIAL HIGHLIGHTS

FUND PERFORMANCE

	December 2025	December 2024	December 2023
Net Asset Value	1,159,980,393	1,228,352,754	1,467,111,963
Net Asset Value Per Unit (Book Value)	6.76	7.15	8.54
Issued Units	171,697,101	171,697,101	171,697,101
Funds From Operations	11,995,731	21,901,055	55,442,065
Income Distribution Per Unit	0.32	0.31	0.40
* Percentage of uncollected revenue from Total Revenue	29.05%	17.97%	23.47%
Total Expense Ratio (Fund Level)	4.59%	4.34%	4.03%
Ratio of non-cash expenditures from fund's net profit	(270.96%)	(111.7%)	156.0%
Highest NAV	10.31	11.12	11.01
Lowest NAV	6.76	7.15	8.54

* Contains operational income, i.e., hotels.
All Numbers are in SAR

FUND LEVERAGE

	December 2025	December 2024	December 2023
*Debt to AUM Ratio	50%	50%	47%
Debt Fulfillment Period	~5 years	~6 years	~1 year
Debt Due Date	2031	2031	2024

* Calculated based on fair value

FUND RETURNS

	2025	2024	2023	2022	2021
Annual Return	284,647,949	311,242,233	308,283,264	302,161,365	267,476,819
	2020	2019	2018	2017	2016
	186,020,615	181,201,243	149,113,651	38,521,974	23,668,833
Cumulative return	1 Year	3 Years	5 Years	Since Establishment	
	284,647,949	904,173,446	1,437,811,630	2,052,337,946	

All Numbers are in SAR

FUND FEES AND EXPENSES

	December 2025
Management Fees	23,814,106
Custodian Fees	100,000
Property Management Fees	2,766,842
Auditor Fees	78,000
Zakat and Tax Advisor Fees	34,453
Dealing Fees	-
Brokerage Commission	-
Unit Registration and Listing fees	789,721
Development/Project Management fees	-
Financing Fees	91,665,377
Other Fund Costs	5,640,514
Total expenses, fees and charges	124,889,013
Ratio of fund costs to Total Asset Value	4.58%

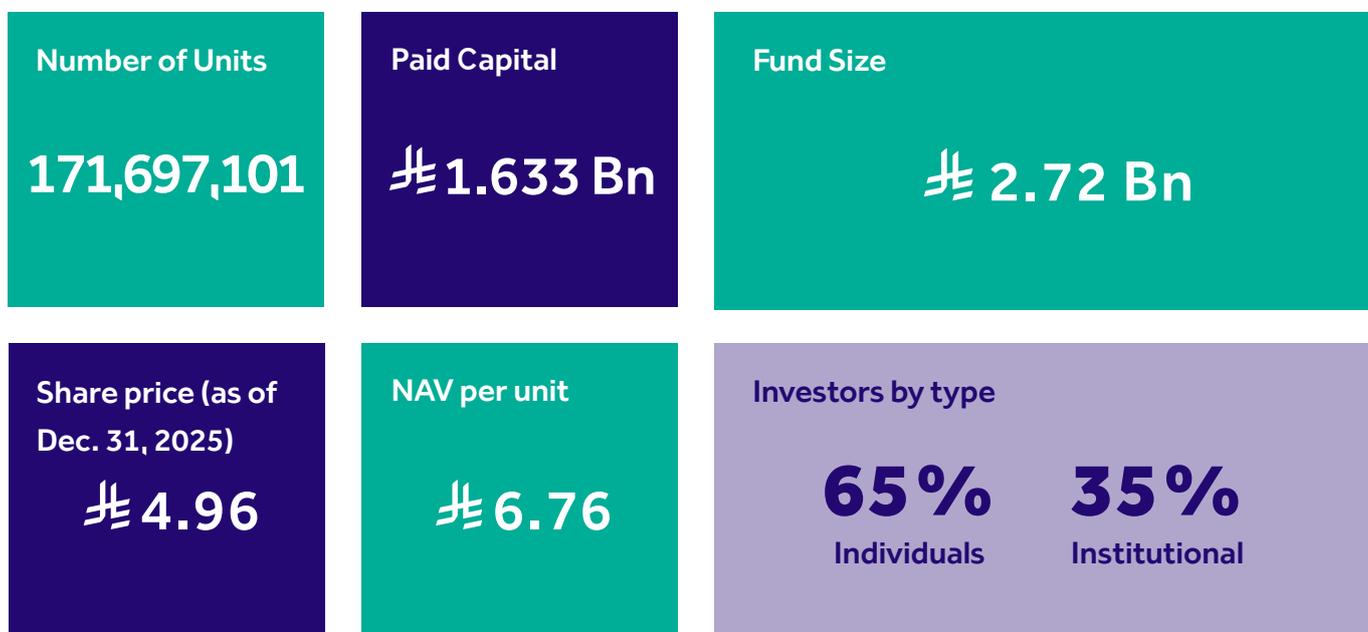
All numbers are in SAR

Fund Manager did not receive any special commission during the financial year 2025

There were no circumstances in which the Fund Manager may decide to waive or rebate any fees

SHARE PRICE AND SHAREHOLDER INFORMATION

On 13th of November 2016, Riyadh REIT listed its units on Tadawul Stock Exchange with a paid-up capital of SAR 500,000,000, and the fund’s capital was raised in 2018 to become SAR 1,633,000,010.



PORTFOLIO HIGHLIGHTS

SNAPSHOT OF RIYAD REIT

PORTFOLIO ASSETS



KEY METRICS

	Net Leasable Area (m²)*	799,463
	Number of Tenants	84 tenants
	WALT	8.98 years
	Portfolio Occupancy (of Rental Properties **)	98%
	Total Revenue ***	SAR 283 million
	Portfolio Vacancy (of Rental Properties ****)	2%
	Fund size	SAR 2.72 billion

* Includes allocated net leasable area on local and international portfolio
 ** Percentage of Leased Asset Value to Total Leasable Assets Value

*** consists of revenue from local portfolio and income from fund investments
 **** Percentage of Unleased Asset Value to Total Leasable Assets Value

CAPITAL STRUCTURE

Leverage Ratio (Debt/Total Assets)

50%

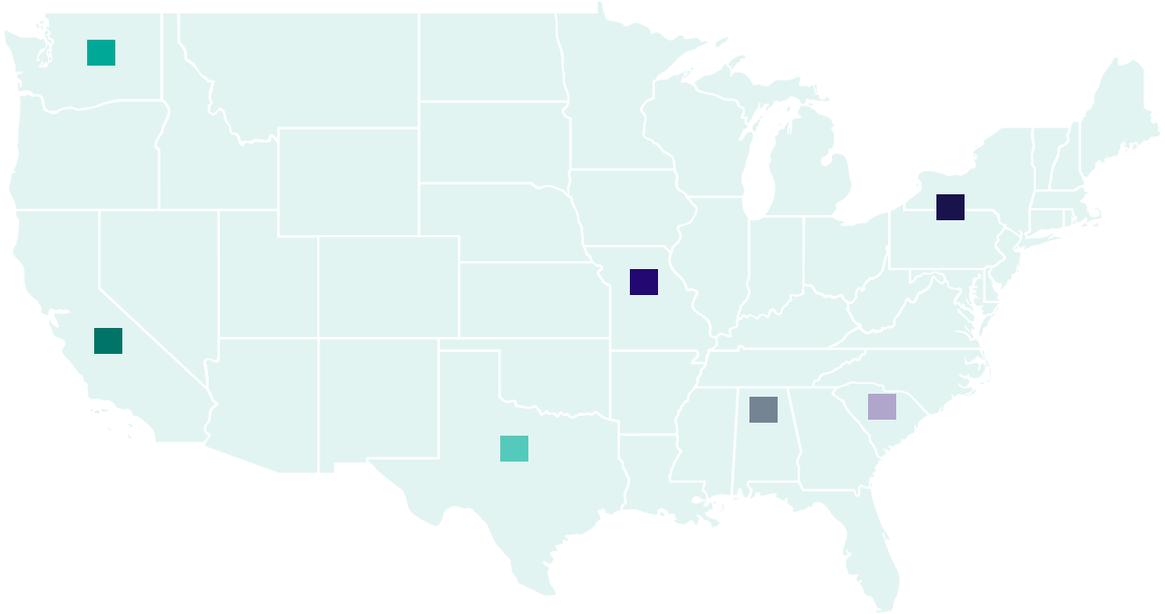
PORTFOLIO GEOGRAPHICAL DISTRIBUTION

The portfolio exhibits a well-balanced distribution among Saudi Arabia’s primary metropolitan areas, several U.S. “gateway” cities and Europe.

KSA



USA



Texas

- Pioneer Headquarters, Dallas Metropolitan Area
- FedEx Headquarters, Dallas Metropolitan Area
- Lowe’s Regional Distribution Center, New Caney, Houston

Washington, D.C.

- 1111 Pennsylvania Avenue, Washington Metropolitan Area

California

- Broadcom Corporation HQ, Irvine, Orange County, Los Angeles MSA

Pennsylvania

- AmerisourceBergen Global HQ, Philadelphia MSA

Missouri

- Amazon Last Mile Distribution Station, St. Louis
- Amazon Middle Mile Facility, St. Louis

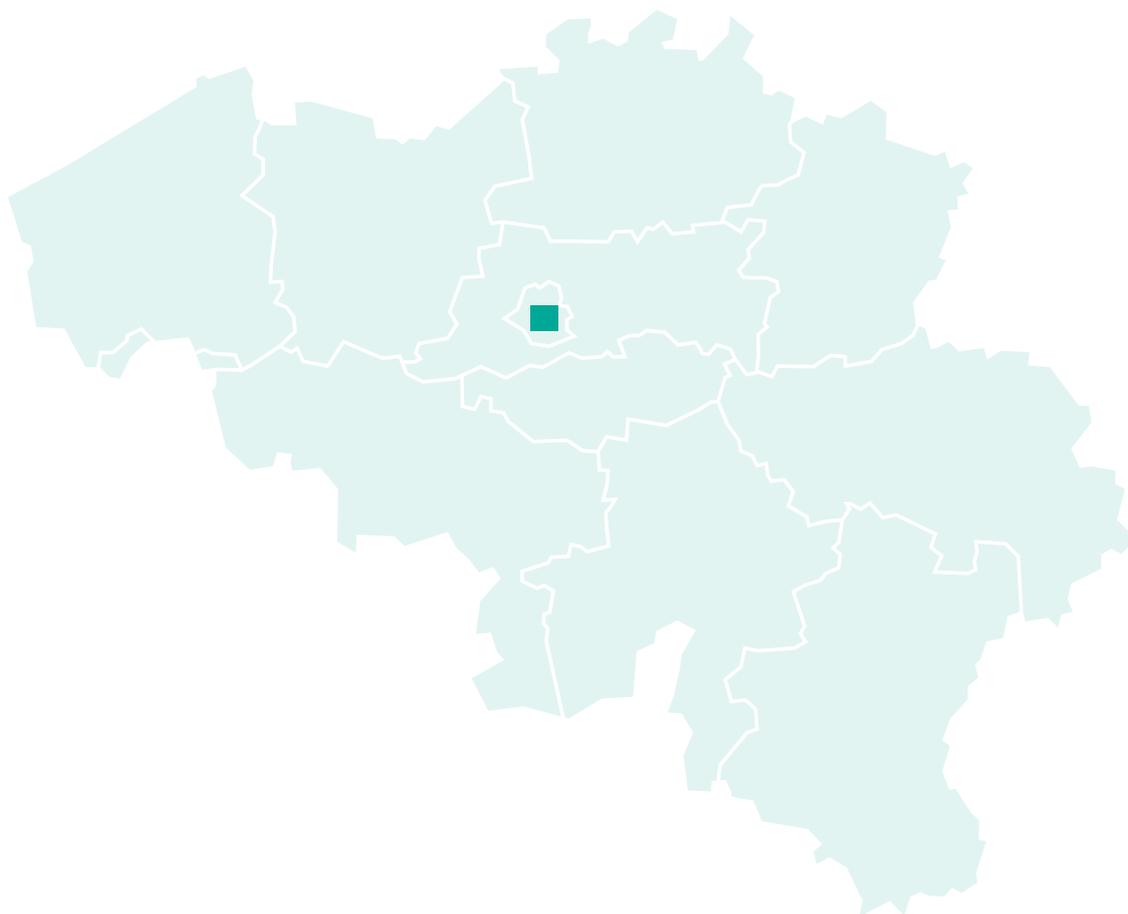
South Carolina

- Techtronic Industries Regional Distribution Center, Greenville/Spartanburg

Alabama

- Lowe’s Regional Distribution Center, Bessemer, Birmingham

EUROPE



Belgium

PwC Belgium, Brussels



SAUDI MARKET OVERVIEW

2025 MARKET OVERVIEW

In 2025, Saudi Arabia’s real estate market continued to demonstrate strong momentum across residential, office, hospitality, and retail sectors, supported by Vision 2030 initiatives, economic diversification, and sustained population growth.

Key Real Estate Market Indicators

According to the General Authority for Statistics (GASTAT), Real Estate Price Index Q4 2025, the overall Real Estate Price Index recorded a 0.7% decline in Q4 2025 compared to Q4 2024, driven primarily by the residential sector, which fell 2.2% YoY. Meanwhile, the commercial sector increased by 3.6% YoY. The Ministry of Justice (MoJ) reported, H1 2025 Transaction Bulletin, total real estate transaction values reached approximately SAR 167 billion during the first half of 2025, reflecting sustained market liquidity.

Residential Sector

The residential sector in Saudi Arabia remains the most active part of the Saudi’s real estate market. According to the Saudi Central Bank (SAMA), new residential mortgage issuance in 2025 retreated by 12% year-on-year, indicating a cooling in new financing activity. However, total outstanding real estate loans to individuals remained elevated, reaching around SAR 730 billion in Q4 2025, a 7.2% increase from Q4 2024. The residential price index noticed a 2.2% annual decline in Q4 2025, according to GASTAT.



Riyadh

Riyadh is expected to witness approximately 70,000 new residential units over the next two years. According to CBRE Saudi Arabia, Riyadh remained the most active residential market in the Kingdom, with continued demand for apartments and villas driven by population growth and



Jeddah

Jeddah’s market continues to show strong momentum, with transaction volumes climbing 5.7% year-over-year. This upward trend shows a demand from buyers, proving that the market’s core fundamentals remain robust.



Eastern Province

Residential demand in Dammam and Eastern Province remained steady in 2025, supported by employment in the energy and logistics sectors, according to CBRE Saudi Arabia Q4 2025. The Eastern Province recorded the highest annual rise in the overall price index among major regions at +4.0% in Q4 2025.

Hospitality Sector

In 2025, Saudi Arabia’s hospitality sector hit record highs, with tourism spending exceeding SAR 300 billion—a 6% annual increase. Driven by Saudi Vision 2030, total visitors rose to 122 million (+5% YoY), including 30 million inbound arrivals. This performance solidifies tourism as a primary engine for the Kingdom’s non-oil economy.



Riyadh

Average Daily Rates (ADR) for hotel rooms in Riyadh lowered by 7% YoY in December 2025, primarily due to a significant surge in new room supply. As has been noted across other sectors, there is a growing shift towards luxury heritage and branded projects.



Jeddah

According to Deloitte 2025, Jeddah maintained stable occupancy levels during H2 2025, supported by leisure and religious tourism remains a cornerstone of the sector’s performance.



Eastern Province

At the end of Q3 2025, total tourism in the Eastern Province reached 13.4 million, with 2.9 of them were inbound tourists, according to figures from the Ministry of Tourism.

Office Sector

Office markets across Saudi Arabia remained tight in 2025, particularly in prime Grade A offices, as corporate expansion and regional headquarters activity continued to absorb available stock. According to CBRE Q4 2025, prime office rents recorded double-digit year-on-year growth due to constrained high-quality supply and sustained government-related demand.



Riyadh

Office market in Riyadh continues to show growth in 2025. According to CBRE, Grade A occupancy rates in Riyadh to nearly 99%, due to the near-zero vacancy rates and high number of new market entrants, demand for flexible workspace solutions has accelerated rapidly. Riyadh is preparing 0.5 million sqm expected to be completed through 2026.



Jeddah

Jeddah ended the year with a robust performance as Grade A occupancy reached nearly 95% and rents averaging SAR 1,240 per sqm.

Market Outlook

Driven by Vision 2030, Saudi Arabia's real estate market is set for continued expansion through economic diversification and reform. The residential sector is entering a "rebalancing phase," maintaining robust demand despite a 12% mortgage issuance dip in 2025. New foreign ownership laws and government initiatives are expected to underpin long-term stability and facilitate homeownership targets.

In the office sector, the Regional Headquarters (RHQ) program will continue to fuel critical demand for Grade A space, particularly in Riyadh, where occupancy remains near 99%. This scarcity is projected to sustain rental growth and drive a «pre-leasing» culture as 0.5 million sqm of new supply nears completion in 2026.

The hospitality sector thrives on record tourism spending, exceeding SAR 300 billion in 2025. Major upcoming events and "anchor sites" like Six Flags Qiddiya City and Diriyah will significantly boost international and domestic visitation.

Finally, the commercial retail sector maintains momentum via a shift toward experiential formats. With F&B and luxury accounting for 13.5% of POS spending, institutional capital is prioritizing high-quality, destination-focused assets.

Overall, Saudi Arabia's outlook reflects sustained demand and growing institutional participation. Strategic policies and infrastructure investment will underpin healthy market fundamentals in 2026 and beyond.

Retail and Commercial Sector

The commercial real estate sector in Saudi Arabia maintained strong momentum in 2025, driven by sustained consumer spending, tourism recovery, and the continued expansion of mixed-use developments. Growing disposable incomes and investor interest in experiential retail supported steady tenant demand in major urban centers.

According to Saudi Central Bank (SAMA) Q4 2025 Point-of-Sale (POS) Data, retail spending hit SAR 170.8 billion (+9.8% YoY), sustaining high occupancy in dominant malls across Riyadh, Jeddah, and the Eastern Province.

CBRE's Q4 2025 review noted robust footfall and rental stability in prime destinations due to limited high-quality supply. The market is shifting from traditional shopping toward luxury and F&B, with restaurant and café transactions making up 13% of all POS spending.

As the sector evolves into destination-focused "town centers," super-regional mall rents have stabilized at approximately SAR 2,820 per sqm, reflecting a consumer preference for high-end dining and leisure over commodity retail.

INTERNATIONAL MARKET RESEARCH

U.S. ECONOMY OVERVIEW

In 2025, the U.S. economy recorded moderate and resilient growth with real GDP growth of approximately 2.2% compared with 2024, supported by consumer spending and investment. Inflation pressures moderated, with the PCE price index rising about 2.6%, helping ease price pressures by year-end. The national unemployment rate held near 4.4%–4.5%, with labor markets remaining relatively stable despite slower hiring trends. The Federal Reserve maintained high interest rates for most of 2025 before implementing three rate cuts in the final months to counter the cooling labor market. The outlook into 2026 remains cautiously positive amid improving demand and easing monetary conditions.

U.S. Real Estate Logistics Economy

The logistics real estate market continued to rebalance in 2025 following the supply-driven slowdown in 2024. Vacancy rates spiked, with U.S. warehouse vacancies surpassing 7.1% in mid-2025 — the highest level in more than a decade, reflecting weaker leasing demand and excess availability. Despite this, rents continued to grow modestly, supported by long-term leasing strategies, and remain well above pre-pandemic levels overall.

U.S. Real Estate Office Space Brief

After years of post-pandemic volatility, the U.S. office market showed gradual stabilization in 2025. Leasing activity remained steady, particularly for high-quality Class A assets, while older buildings continued to face vacancy pressures due to hybrid work trends. National office vacancy stands around 20%, up slightly YoY but slower than prior years. Moreover, investment activity improved modestly, with capital targeting prime properties at adjusted pricing levels. Although structural challenges persist, select markets demonstrated signs of recovery.

BELGIUM OFFICE MARKET OVERVIEW

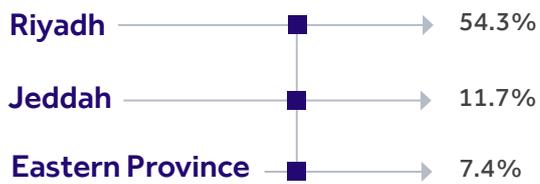
At elevated levels at approximately €400/m² per year in core districts, and supported by limited supply of Grade A space, while vacancy rates showed modest improvement in key districts. Investment activity recovered gradually as pricing adjusted, with investors focusing on high-quality, ESG-compliant assets. The market outlook for 2026 remains stable, underpinned by resilient occupier demand.





ASSET BASE

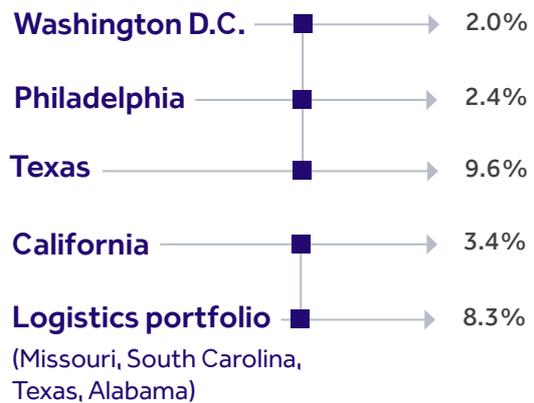
Saudi Arabia



Europe



USA



PORTFOLIO DETAILS (LOCAL, OPERATIONAL, LOCAL INVESTMENTS & INTERNATIONAL INVESTMENTS)

LOCAL PORTFOLIO

THE RESIDENCE



Description

Mixed-use property consisting of retail, and office spaces



City

Riyadh



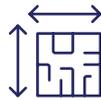
Location

Hitteen, Prince Mohammed Bin Salman Road



Year Built

2017



Land Area

5,000 m²



WALT

1.18 years



Percentage of Rent Amount to Total Fund Asset's Rent

9%



Occupancy

88%



Key Tenant(s)

- Madr Investment
- Morood Investment Company
- Luxury KSA



SAUDI ELECTRONIC UNIVERSITY



Description

Main campus of the Saudi Electronic University



City

Riyadh



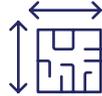
Location

Located in Ar Rabi district at the intersection of Abi Bakr As Siddiq Road and Prince Mohammed Bin Salman Road



Year Built

2012



Land Area

14,210 m²



WAULT

The contract expired and is being renewed



Percentage of Rent Amount to Total Fund Asset's Rent

16%



Occupancy

100%



Key Tenant(s)

Saudi Electronic University



VIVIENDA HOTEL VILLAS – MOUSA BIN NUSAIR



Description
Hotel villas



City
Riyadh



Location
**Al Mathar District,
Mousa bin Nusair
Street**



Year Built
2015



Land Area
2,800 m²



WALT
5.28 years



Percentage of Rent
Amount to Total Fund
Asset's Rent
5%



Occupancy
100%



Key Tenant(s)
Forus Company



THE ACADEMY (STC)



Description

Education center



City

Riyadh



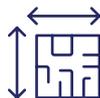
Location

**King Fahad Road, Al
Sahafa District**



Year Built

2014



Land Area

4,575 m²



WALT

1.60 years



Percentage of Rent
Amount to Total Fund
Asset's Rent

8%



Occupancy

100%



Key Tenant(s)

STC



OLAYA TOWER



Description
Office building



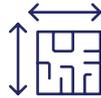
City
Riyadh



Location
Olaya Street



Year Built
2019



Land Area
2,555 m²



WALT
2.42 years



Percentage of Rent
Amount to Total Fund
Asset's Rent
9%



Occupancy
100%



Key Tenant(s)
**Saudi Authority for
Intellectual Property**



AL-TAMYUZ CENTER



Description

Mixed-use property consisting of retail, and office spaces



City

Riyadh



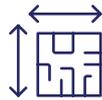
Location

Qurtoba, positioned on the intersection of Imam Abdullah Bin Saud Road, Khalid ibn AlWalid Street



Year Built

2015



Land Area

7,149 m²



WALT

0.57 years



Percentage of Rent Amount to Total Fund Asset's Rent

6%



Occupancy

88%



Key Tenant(s)

- Magrabi
- Dominos



AL-RAED BUILDING



Description
Office building



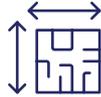
City
Riyadh



Location
King Abdullah Road, Alraed District, within close proximity to Prince Turki Ibn Abdulaziz Al Awwal Metro Station.



Year Built
2021



Land Area
5000 m²



WALT
1.89 years



Percentage of Rent Amount to Total Fund Asset's Rent
21%



Occupancy
100%



Key Tenant(s)
Saudi Tourism Authority

OMNIA CENTER



Description
Mixed-use property consisting of retail, office and Residential apartment spaces



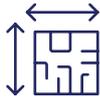
City
Jeddah



Location
Al Rawdah District, Prince Saud Alfaisal Street



Year Built
2009



Land Area
10,000 m²



WALT
3.61 years



Percentage of Rent Amount to Total Fund Asset's Rent
17%

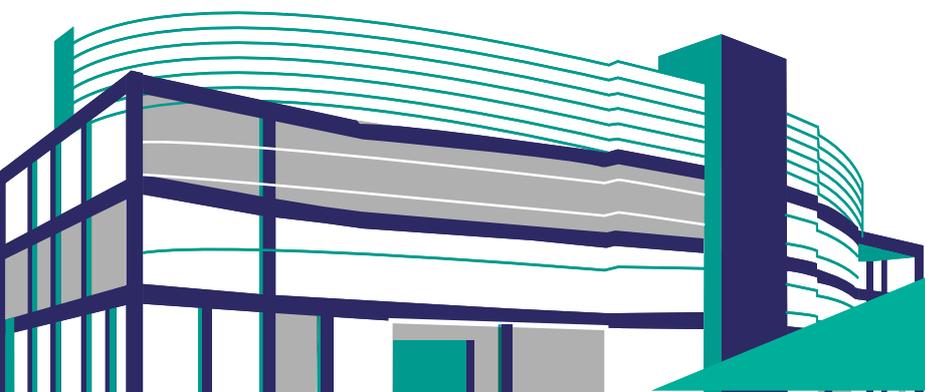


Occupancy
93%



Key Tenant(s)

- Saudi National Bank
- Saudi Research & Media Group
- Joelle Medical Center



TAHLIA BUILDING



Description
Serviced Apartments with ground floor and mezzanine retail space



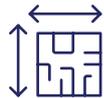
City
Jeddah



Location
Al Rawdah District, located on Tahlia Street – Jeddah’s main commercial avenue



Year Built
2015



Land Area
2,025 m²



WALT
5.14 years



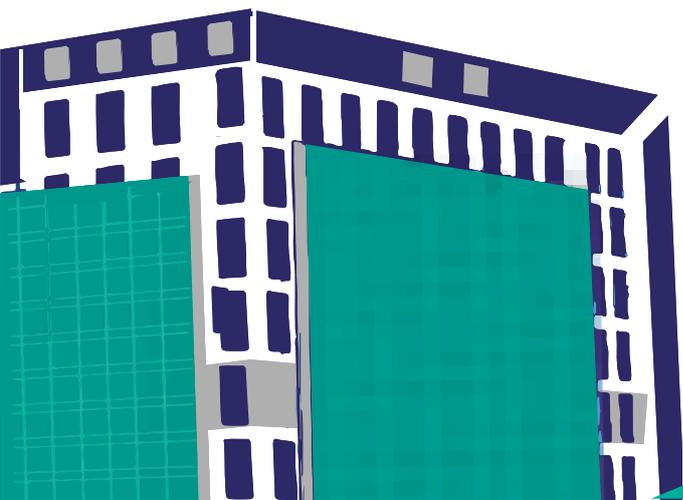
Percentage of Rent Amount to Total Fund Asset’s Rent
8%



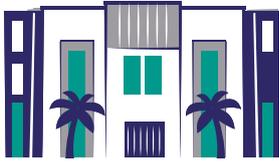
Occupancy
100%



Key Tenant(s)
Sedra Company

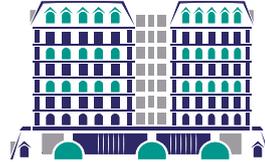


OPERATIONAL PROPERTIES



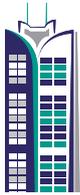
Braira Villa Hotels

-  **Description:** Hotel villas consisting of 33 hotel units
-  **Location:** Hitteen, Prince Mohammed Bin Salman Road
-  **City:** Riyadh
-  **Land Area:** 10,000 m²
-  **Year Built:** 2017
-  **Operator Name:** Boudl Group (Braira)
-  **Occupancy:** 100%



Double Tree by Hilton Riyadh Olaya North (Al Fursan) (under construction)

-  **Description:** Hotel consists of 147 room keys, 8 meeting rooms and commercial rental space on King Fahad Road
-  **Location:** King Fahad Road
-  **City:** Riyadh
-  **Land Area:** 1,740 m²
-  **Year Built:** Under construction
-  **Operator Name:** Hilton
-  **Occupancy:** -



JW Marriott Hotel Riyadh

-  **Description:** A luxury business hotel which includes 349 rooms, Ballroom, Business center includes (including 13 meeting rooms), Spa, five restaurants
-  **Location:** King Fahad Road, Al Sahafa District
-  **City:** Riyadh
-  **Land Area:** 9,794 m²
-  **Year Built:** 2014
-  **Operator Name:** Marriott International
-  **Occupancy:** 56%



Ascott Corniche Al Khobar

-  **Description:** Hotel consists of 148-key rooms serviced apartments, 2 meeting rooms, and ground floor retail
-  **Location:** Corniche Area, Prince Turki Street
-  **City:** Khobar
-  **Land Area:** 2,784 m²
-  **Year Built:** 2019
-  **Operator Name:** Ascott International
-  **Occupancy:** 70%

LOCAL INVESTMENTS*

*Through a private real estate fund

THE ROOFS



Description

Mixed-use property consisting of retail stores, and offices



City

Riyadh



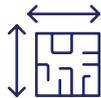
Location

Al Ta'awun District, Imam Mohammad bin Saud Street



Year Built

2019



Land Area

6,432 m²



WAULT

5.38 years



Occupancy

100%



Key Tenant(s)

Seera Group



AL RAKAH



Description

Mixed-use property consisting of retail stores, and residential apartments



City

Khobar



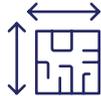
Location

Al Rakah Al Janubiyah District, King Faisal Street



Year Built

2013



Land Area

8,072 m²



WARRANTY

14.21 years



Occupancy

100%



Key Tenant(s)

- Jarir
- East Health Company



INTERNATIONAL PORTFOLIO**

United States of America

- 1111 Pennsylvania
- Pioneer Headquarters
- FedEx Office Headquarters
- Broadcom Corporation HQ
- AmerisourceBergen Global HQ
- Logistics hubs portfolio

Europe

- PwC Belgium HQ

****Partial ownership in these investments
via real estate investment vehicles**



U.S. PORTFOLIO

1111 PENNSYLVANIA



Description

Class A trophy office



City

Washington, DC, USA



Location

**1111 Pennsylvania av-
enue NW, Washington,
DC**



Duration of the
Lease Contract

7 Years



Rentable Area

31,350 m²



Tenant(s)

**Predominantly leased
to Morgan Lewis Law
Firm for 13 years (with
annual escalation)**



Occupancy

96%



PIONEER HEADQUARTERS



Description

Class A trophy office



City

**Dallas-Fort Worth
Metropolitan Area,
Texas, USA**



Location

**Las Colinas, Irving,
Dallas**



Duration of the
Lease Contract

14 Years



Rentable Area

104,555 m²



Tenant(s)

**Pioneer Natural Re-
sources (investment
grade)**



Occupancy

100%



FEDEX OFFICE HEADQUARTERS



Description

Class A office



City

**Dallas-Fort Worth
Metropolitan Area,
Texas, USA**



Location

**Legacy Business Park,
Plano, Dallas**



Duration of the
Lease Contract

~2 Years



Rentable Area

24,491 m²



Tenant(s)

**FedEx Office (invest-
ment grade)**



Occupancy

100%



BROADCOM CORPORATION HQ



Description

Class A office and R&D



City

**Irvine, California,
USA**



Location

Irvine, Orange County



Duration of the
Lease Contract

12 years



Rentable Area

61,400 m²



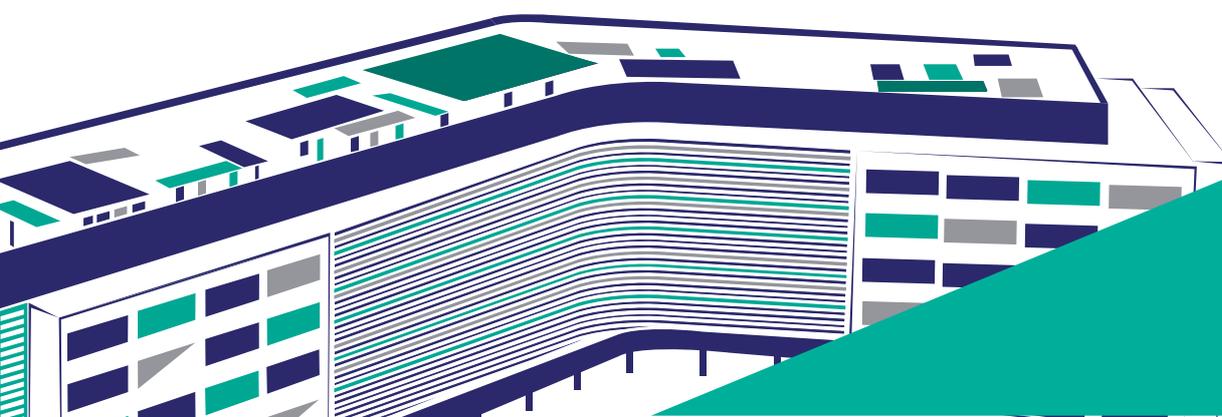
Tenant(s)

**Broadcom Corpo-
ration (investment
grade)**



Occupancy

100%



AMERISOURCE BERGEN GLOBAL HQ



Description

Class A office



City

**Philadelphia MSA,
Pennsylvania, USA**



Location

**Conshohocken, Phila-
delphia**



Duration of the
Lease Contract

~6 years



Rentable Area

39,866 m²



Tenant(s)

**Cencora (Previously
AmerisourceBergen)
(investment grade)**



Occupancy

100%



LOGISTICS HUBS PORTFOLIO

AMAZON LAST MILE FACILITY (FULFILLMENT CENTER)



Description

Logistics (Distribution Station)



City

St. Louis, Missouri, USA



Location

Premier 370 Business District, St. Peters



Duration of the Lease Contract

10.5 – 11.5 Years



Rentable Area

13,133 m²



Tenant(s)

Amazon (investment grade)



Occupancy

100%



AMAZON MIDDLE MILE FACILITY



Description

Logistics (Distribution Station)



City

St. Louis, Missouri, USA



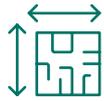
Location

Berkeley, St. Louis



Duration of the Lease Contract

10.5 – 11.5 Years



Rentable Area

25,889 m²



Tenant(s)

Amazon (investment grade)



Occupancy

100%



TECHTRONIC INDUSTRIES REGIONAL DISTRIBUTION CENTER



Description

Logistics (Distribution Station)



City

Greenville/Spartanburg, South Carolina, USA



Location

Duncan, Greenville/Spartanburg



Duration of the Lease Contract

10.5 – 11.5 Years



Rentable Area

130,118 m²



Tenant(s)

Techtronic Industries



Occupancy

100%



LOWE'S REGIONAL DISTRIBUTION CENTER



Description

Logistics (Distribution Station)



City

Houston MSA, Texas, USA



Location

East Montgomery County Industrial Park, New Caney



Duration of the Lease Contract

10.5 – 11.5 Years



Rentable Area

139,392 m²



Tenant(s)

Lowe's (investment grade)



Occupancy

100%



LOWE'S REGIONAL DISTRIBUTION CENTER



Description

Logistics (Distribution Station)



City

Birmingham, Alabama, USA



Location

Bessemer, Birmingham



Duration of the Lease Contract

10.5 – 11.5 Years



Rentable Area

111,534 m²



Tenant(s)

Lowe's (investment grade)



Occupancy

100%



EUROPEAN PORTFOLIO

PWC BELGIUM



Description
Class A office



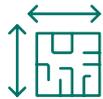
City
**Brussels, Belgium,
European Union**



Location
**Brussels (Airport Dis-
trict), Belgium**



Duration of the
Lease Contract
**PwC ~11 Years
MeetDistrict ~5 Years**



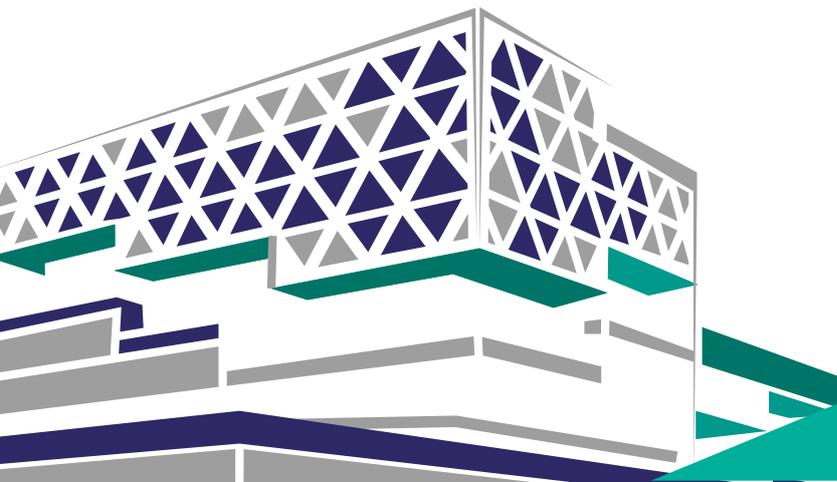
Rentable Area
35,536 m²



Tenant(s)
**80% leased to PwC
and 20% leased to
MeetDistrict**



Occupancy
100%



RISK ASSESSMENT

MAIN RISK FACTORS

Failure by tenants to meet their rental obligations

The performance of the Fund may be negatively affected if a substantial number of tenants are unable to satisfy their rental obligations. In addition, in case a tenant resorts to bankruptcy, insolvency or similar proceedings, such tenant may be able to terminate its lease, which in turn results in a decrease in the cash flow of the Fund. Therefore, in case a large number of tenants breach their obligations or become bankrupt, the cash flow of the Fund as well as the ability of the Fund to make distributions to unitholders may be negatively affected.

Assessment

The cash flow generated from the operation of the real estate portfolio is the main source of liquidity used to repay the Fund's periodical overhead and administrative expenses. Therefore, the Fund Manager shall ensure that it has sufficient funds to pay for all liabilities in a timely and effective manner. In addition, the Fund Manager will use the excess funds in short-term deposits in accordance with cash management policies and procedures.

In addition, the abovementioned risks are mitigated through geographical diversification, diversification of the tenants and asset classes, and continuous evaluation of tenant credit worthiness and rental arrears.

Market risks

Market risks arise from external factors, including, for example but not limited to, economic conditions, competition, supply and demand, and political changes.

Assessment

The Fund Manager will monitor the economic conditions, the real estate market, competition from similar assets, and various other factors, with a view of mitigating the impact these factors on the Fund through diversifying asset classes that add stability to the real estate portfolio while reducing exposure to economic volatility.

No guarantee of profits

There is no guarantee that the Fund will be able to achieve returns for its investors or that returns will be commensurate with the risk of investing in Fund. It is possible for the value of units in the Fund to decrease or that the investors lose some or all of the capital invested. There is no guarantee that the expected returns or the objective of the Fund will be achieved.

Assessment

The Fund Manager will carry out valuation of the real estate portfolio twice a year to take necessary precautions to protect the value of the underlying assets.

Risks related to the use of bank financing

The level of risk that the Fund is exposed to increases in case it mortgages any of its assets in favor of a third-party financier. Under any mortgage arrangements, the Fund may lose title to any of its mortgaged assets, as per the terms of any financing documentation. Whereas the use of finance creates an opportunity to increase business efficiency and returns; it also involves a high degree of financial risks and exposes the Fund and its investments to other factors such as rising costs of leverage and downturns in the economy. Furthermore, defaulting under any financing arrangements may allow the financiers to dispose of the mortgaged assets to recover the amounts owed, which in turn affects the performance and expected returns of the Fund. In addition, Adverse changes in Fund's credit ratings could impact borrowing capacity and borrowing terms

Assessment

The Fund Manager uses bank finance in order to enhance returns for investors. However, the Fund Manager may resort to financial instruments to mitigate the impact of financing risk on the Fund as the Fund Manager acknowledges that financing risks may lead to unforeseen losses.

Development risks

There are development risks associated with real estate projects under development, which include (1) delays in the completion of work in a timely manner, (2) cost overruns, (3) inability to obtain rental contracts at targeted returns, and (4) force majeure resulting from factors outside the control of the Fund relating to the construction sector (including poor weather and environment conditions and shortage of building materials in the market) the matter which hinders the completion of development projects which may affect the profitability and/or financial viability of the project and lead to inability to meet the revenue expectations upon completion.

Assessment

This type of risk is relatively mitigated based on the fact that the Fund has a limited right to invest as maximum 25% of its asset value in assets which are under development. The Fund Manager also aims to mitigate these risks through performing the development work after carrying out all necessary technical, financial and legal due diligence.

Legal, regulatory and tax risks

There may be legal, fiscal, regulatory or other changes in the Kingdom or other countries during the Fund's duration, which can have a negative impact on the Fund, its investments, or the unitholders. There are currently no taxes levied on investment funds within the Kingdom of Saudi Arabia. However, there is no guarantee that the current tax regime in Saudi Arabia will not change.

Assessment

The Fund Manager adopts an effective approach to monitor regulatory requirements and any modifications to them which impact the management of the Fund, such as modifications which impact compliance and risk management requirements in relation to the Fund. Such practices by the Fund Manager aim to establish appropriate controls to avoid non-compliance by the Fund or Fund Manager.

Real Estate Transaction Tax (RETT) Risk

The fund is subject to real estate transaction tax, effective from October 4, 2020, at a rate of 5% of the value of the property to be sold or transferred by the fund, regardless of its condition or shape, and it includes the land and what is constructed or built on it. The tax is paid by the disposer of the property (including the fund in the event of disposing the property) unless the exceptions stipulated in the executive regulations for real estate transaction tax issued pursuant to Royal Order No. (A / 84) dated 14/2/1442 H are applied. The tax is paid before or during the real estate disposal or notarizing contracts. In the event that real estate transaction tax is applied to any real estate disposed by the fund, the fund pays a tax of 5% of the property value to the General Authority of Zakat & Tax, which may affect the return to the fund and unitholders.

Assessment

The Fund Manager adopts an effective approach to monitor tax requirements and any modifications to them which impact the management of the Fund, such as modifications which impact compliance and risk management requirements in relation to the Fund. Such practices by the Fund Manager aim to establish appropriate controls to avoid non-compliance by the Fund or Fund Manager.

Real estate valuation risks

For the purpose of estimating the value of a property within the Fund's investment portfolio, the Fund Manager shall carry out internal valuations in many cases for the Fund, in addition to obtaining third party valuations carried out by independent third parties. In this regard, valuations carried out by the Fund Manager are for guidance purposes only and are not an accurate measure of the value that can be obtained when selling the relevant property. The final verification of the market value of a property depends largely on negotiations between a seller and a buyer which may be affected by economic conditions and other circumstances beyond the control of the Fund and the Fund Manager.

Assessment

The Fund Manager shall value the Fund's real estate assets based on valuations carried out by two independent valuers accredited by Saudi Authority for Accredited Valuers. The average of two valuations shall be adopted and in case of a substantial discrepancy between both valuations, the Fund Manager shall appoint a third valuator.

Epidemics risks

The Fund's properties may not be able to operate or achieve the expected income due to several factors associated with the spread of Coronavirus disease (COVID-19), including but not limited to, imposing a curfew on the areas where the Fund's properties are located, as such circumstances lead to an increase in real estate expenditures as it adapts to the prevailing circumstances, which may have a material negative impact on the amounts available for distribution to unitholders.

Assessment

The Fund Manager monitors the epidemiological situation in the areas where the Fund's properties are located and considers all available options to reduce the damages resulting from the spread of the disease on the real estate and distributions to unitholders.

Risks of investing in real estate outside Saudi Arabia

The Fund may be exposed to various risks related to investing in real estate located outside the Kingdom. For example, foreign real estate markets are subject to a decline in public activity and rental levels. In addition, real estate or companies that own these properties are exposed to losses as a result of claims relating to environmental liability, occupational safety, insurance, tax or other legal or regulatory claims related to the ownership of foreign assets.

Assessment

The Fund Manager studies the markets in which the fund invests using specialized advisors in the target markets to examine the markets in general and the potential risks of investment. After acquiring the property, the Fund Manager takes an effective approach to monitor the level of activity in the real estate markets in which the Fund invests, in addition to the regulatory requirements and any modifications to them. This contributes to establishing appropriate controls that allow the Fund Manager to make appropriate decisions that ensure the interests of the Fund and unit holders.

Vacancy Risk

Vacancy Risk refers to the potential financial loss a REIT may face when properties remain unoccupied for extended periods. This risk arises as vacant properties do not generate rental income, yet they continue to incur costs such as maintenance, insurance, and property taxes. For instance, a commercial building that remains vacant could lead to a significant loss of potential rental income and a decrease in the property's overall value, negatively impacting the REIT's financial performance.

Assessment

Continue strong portfolio monitoring and forecasting impact of market trends to ensure decreasing occupancy is identified and mitigated.

Environmental Risk

As owners of real estate, the Fund can face liabilities for environmental contamination, and its efforts to identify liabilities may not be successful. Risks associated with climate change and some properties might be subject to potential natural or other disasters.

Assessment

Closely track market's environment (& ESG) requirement to comply with regulations and get properties assessed through environmental agencies to ensure regulatory compliance.

White Land Fees and Fixed Rental Prices Risks

The imposition of white land fees and fixed rental prices may generate adverse effects on the real estate market, including potential increases in land prices, reduced supply levels, constraints on market flexibility, deterioration in property and service quality, decreased investment activity, and weakened financial sustainability for landlords. Such impacts may ultimately slow economic growth and create structural imbalances within the market.

Assessment

The process of determining the true rental market value of a property or specific asset is based on multiple factors, including location, physical condition, prevailing real estate market dynamics, and broader economic conditions, with the objective of supporting informed investment and regulatory decision-making.

DISCLAIMER

The information in this report were compiled in good faith from various sources including (financial statements, terms and conditions, newspapers, etc.), which are believed to be reliable. Whilst all reasonable care has been taken to ensure that the facts stated in this report are accurate and that the forecasts, opinions and expectations contained herein are fair and reasonable, Riyad Capital does not attribute any statements or undertakings to itself regarding the accuracy of the data and the provided information. In particular, Riyad Capital does not claim that the information in the report is complete and correct or, and therefore this report does not constitute and should not be construed as an offer to sell or a solicitation of an offer to buy any securities.

Accordingly, no reliance should be placed on the accuracy, fairness or completeness of the information contained in this report. Riyad Capital accepts no liability whatsoever for any loss arising from any use of this report or its contents, and neither Riyad Capital nor any of its respective directors, officers or employees, shall be in any way responsible for the contents hereof.

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Opinions, forecasts or projections contained in this report represent Riyad Capital's current opinions or judgment as at the date of this report only and are therefore subject to change without notice. There can be no assurance that future results or events will be consistent with any such opinions, forecasts or projections which represent only one possible outcome. Further, such opinions, forecasts or projections are subject to certain risks, uncertainties and assumptions that have not been verified and future actual results or events could differ materially.

The value of, or income from, any investments referred to in this report may fluctuate and/or be affected by changes or loss of the entire amount. The value of the investments referred to in this report may be affected or their return may be affected by fluctuations and/or changes, accordingly, investors may receive back less than originally invested amount. Part of the invested capital can also be used to pay that income. Past performance is not necessarily an indicative of future performance.

This report provides information of a general nature and does not address the circumstances, objectives, and risk tolerance of any particular investor. Therefore, it was not intended to provide personal investment advice and does not consider the reader's financial situation or any specific investment objectives or particular needs that the reader might have.

The reader should, before making any investment decision, refer to the disclosures included in the fund's terms and conditions regarding the risks involved in investing in the fund and seek the advice of independent financial, legal, tax and/or other advisors, as appropriate, due to the fact that investing in such kind of securities may not be suitable for all recipients of this report.

This report might not be reproduced, nor distributed in whole or in part, all information, opinions, forecasts and projections contained in it are protected by the copyright rules and regulations. It is also possible to obtain a copy of the terms and conditions of the fund and its financial reports through the website of Riyad Capital and the website of the Saudi Exchange "Tadawul".

Riyad REIT Fund is a closed-ended Shariah-compliant traded real estate investment traded fund, the REIT's current capital is SAR 1.6 billion with a term of 99 years, extendable at the discretion of the Fund Manager with the prior approval of the CMA. Registration and listing of the fund units was approved by CMA on 08/02/1438H correspondent to 08/11/2016G. The main objective of the Fund is to provide investors with stable and moderately increasing cash dividends through the income-producing real estate assets owned by the Fund.

Riyad Capital is a Saudi Closed Joint Stock Company with a paid-up capital of SAR 500 million, licensed by the Saudi Arabian Capital Market Authority number 07070-37 issued on 19/06/2007, and Commercial Registration number 1010239234, and having its registered office Head Office: 3128 Financial Boulevard, 6671 Al Aqeeq Dist., Riyadh 13519, Kingdom of Saudi Arabia ("KSA").

2025 FINANCIAL STATEMENTS

RIYAD REIT FUND
A Real Estate Investment Traded Fund
(Managed by Riyadh Capital)
CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 31 December 2025
Together with
The Independent Auditor's Report

RIYAD REIT FUND
(Managed by Riyad Capital)
CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 31 December 2025

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INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF RIYAD REIT FUND
A REAL ESTATE INVESTMENT TRADED FUND
(MANAGED BY RIYADH CAPITAL)

(1/5)

REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

OPINION

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Riyadh REIT Fund ("the Fund") and its subsidiaries (collectively referred to as the "Fund") as at 31 December 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by Saudi Organization for Chartered and Professional Accountants SOCPA

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

- The consolidated statement of financial position as at 31 December 2025;
- The consolidated statement of profit or loss and other comprehensive income for the year then ended;
- The consolidated statement of changes in net assets attributable to the unitholders for the year then ended;
- The consolidated statement of cash flows for the year then ended; and
- The notes to the consolidated financial statements, comprising material accounting policies and other explanatory information.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing 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 Consolidated Financial Statements* section of our report. We are independent from the Fund in accordance with the International code of Ethics for professional Accountants that are endorsed in the Kingdom of Saudi Arabia that are relevant to our audit of the consolidated financial statements and we have fulfilled our other ethical 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 MATTER

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated 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

**TO THE UNITHOLDERS OF RIYAD REIT FUND
 A REAL ESTATE INVESTMENT TRADED FUND
 (MANAGED BY RIYADH CAPITAL)**

(2/5)

REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

KEY AUDIT MATTER

Key Audit Matter	How our audit addressed the key audit matter
Impairment of investment properties	
<p>Riyad REIT Fund owns a portfolio of commercial properties classified under Investment Properties and Hotels that are classified under Properties and Equipment (collectively referred as “Investment properties and Hotels”) located in the Kingdom of Saudi Arabia.</p> <p>Investment properties and Hotels are held for capital appreciation and / or rental yields, and are stated at cost less accumulated depreciation and any accumulated impairment losses.</p> <p>Investment properties and Hotels are re-measured for impairment losses whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss, if any, is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount.</p> <p>For assessing the impairment of Investment properties and Hotels, the Fund Manager monitors volatility of fair value of properties by engaging independent certified property valuers to perform a formal 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 consolidated financial statements.</p> <p>Refer to the summary of material accounting policy information and other explanatory information and impairment of Investment properties and Hotels in Note 4 which contains the significant accounting estimates, judgment and assumptions relating to impairment and Note 11 and 12 relating to Investment properties and Hotels.</p>	<p>We have carried out the following audit procedures:</p> <ul style="list-style-type: none"> • Obtained an understanding of the process and valuation approach adopted by the Fund in assessing the impairment on Investment properties and Hotels. • Obtained two valuation reports from independent real estate evaluators certified by Taqem for each property as at 31 December 2025 and confirmed that the valuation approaches are suitable for use in determining the carrying values as at the reporting date; • Assessed the independence of the external valuers, professional qualifications, competence and experience and ensured that they are certified from Taqem, and read the 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; • Involved our specialist to assess the key assumptions and estimates, used by the real estate valuation expert in determining the fair value of Investment Properties; • Implemented procedures to consider the accuracy of information supplied to the external valuers by Fund Manager; • 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. We have determined that the recoverable amount of the investment properties to be higher than the carrying amount of the same except for certain properties, which had a material impairment impact and thus recorded by the Fund’s management; and • Reconciled the average fair value of the Investment properties and Hotels as per note 21 to the external valuers’ reports; and • Assessed the adequacy of the fair valuation disclosure in financial statements.

INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF RIYAD REIT FUND
A REAL ESTATE INVESTMENT TRADED FUND
(MANAGED BY RIYADH CAPITAL)

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REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

OTHER INFORMATION

The other information comprises the information included in the Annual Report of the Fund but does not include the consolidated financial statements and our auditor's report thereon.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard

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

Fund's Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS, that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the SOCPA, the applicable provisions of the Real Estate Investment funds regulations issued by the Capital Market Authority and the fund's terms and conditions, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated 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.

TO THE UNITHOLDERS OF RIYAD REIT FUND
A REAL ESTATE INVESTMENT TRADED FUND
(MANAGED BY RIYADH CAPITAL)

(4/5)

REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

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

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 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 auditor's report to the related disclosures in the consolidated 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's to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the consolidated financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

INDEPENDENT AUDITOR'S REPORT

**TO THE UNITHOLDERS OF RIYAD REIT FUND
A REAL ESTATE INVESTMENT TRADED FUND
(MANAGED BY RIYADH CAPITAL)**

(5/5)

REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED 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 complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period 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 communication.

**For PKF AlBassam
Chartered Accountants**



Ahmad Mohandis
Certified Public Accountant
License No. 477
Riyadh: 12 Shawal 1447
Corresponding to: 31 March 2026



RIYAD REIT FUND
(Managed by Riyad Capital)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

(All amounts in SAR)

	<u>Notes</u>	<u>2025</u>	<u>2024</u> <u>(Restated –</u> <u>Note 27)</u>
ASSETS			
Cash and cash equivalents	7	74,918,554	112,212,026
Accounts receivable	8	82,148,605	52,814,740
Inventory		700,268	482,524
Prepayments and other receivables	9	17,306,325	45,239,520
Properties under development	10	111,066,055	69,045,438
Investments carried at fair value through profit or loss	17	695,347,524	703,416,644
Property and equipment	11	924,431,212	944,590,252
Investment properties	12	813,303,168	845,076,213
TOTAL ASSETS		<u>2,719,221,711</u>	<u>2,772,877,357</u>
LIABILITIES			
Islamic borrowings	14	1,376,222,503	1,393,666,200
Accounts payable		19,569,690	13,883,629
Unearned rental income	15	33,744,438	28,805,723
Accrued expenses & other liabilities	16	37,757,701	29,074,045
Accrued management fees	13	87,094,914	75,072,841
Employees' end of service benefits		4,852,072	4,047,165
TOTAL LIABILITIES		<u>1,559,241,318</u>	<u>1,544,549,603</u>
Net assets attributable to the unitholders		<u>1,159,980,393</u>	<u>1,228,327,754</u>
Units in issue (numbers)		<u>171,697,101</u>	<u>171,697,101</u>
Net assets attributable to each unit at book value		<u>6.76</u>	<u>7.15</u>
Net assets attributable to each unit at fair value	21	<u>10.00</u>	<u>10.17</u>

The accompanying notes (1) to (30) form an integral part of these consolidated financial statements

RIYAD REIT FUND**(Managed by Riyad Capital)****CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME****For the year ended 31 December 2025**

(All amounts in SAR)

	<u>Notes</u>	<u>2025</u>	<u>2024</u> <u>(Restated –</u> <u>Note 27)</u>
Rental and operating income	18	275,516,339	264,471,881
Cost of revenues	25	(60,330,453)	(61,679,157)
Depreciation of property and equipment	11	(20,159,040)	(20,159,040)
Investment properties depreciation	12	(12,739,417)	(13,444,788)
Gain / (Loss) from disposal of investment properties	12	12,469,289	(17,269,241)
Reversal / (impairment loss) on investment properties	12	15,497,084	(50,239,735)
Gross profit		210,253,802	101,679,920
Property management expenses		(12,429,920)	(11,780,891)
Fund management fees	13	(23,814,106)	(27,102,021)
Custody fees	13	(100,000)	(100,000)
Allowance for expected credit loss	8	(31,079,463)	(4,456,287)
Other expenses	19	(65,654,490)	(63,702,379)
Net operating (loss) / profit		77,175,823	(5,461,658)
Dividend income from investments carried at FVTPL		7,237,352	29,460,088
Unrealized loss on investment carried at FVTPL	17	(8,069,120)	(125,307,577)
Net gains on derivative instruments at FVTPL	14	34,000	16,545,122
Finance cost	14	(91,699,377)	(103,276,202)
Other income		1,860,258	765,142
(Loss) for the year		(13,461,064)	(187,275,085)
Other comprehensive income for the year		-	-
Total comprehensive (loss) for the year		(13,461,064)	(187,275,085)
Funds from operations		<u>2025</u>	<u>2024</u>
Net (loss) for the year		(13,461,064)	(187,275,085)
Unrealized loss on investment carried at FVTPL		8,069,120	125,307,577
(Reversal) / impairment loss on investment properties		(15,497,084)	50,239,735
property and equipment depreciation		20,159,040	20,159,040
Investment properties depreciation	12	12,739,417	13,444,788
Total Funds from operations		12,009,429	21,876,055

The accompanying notes (1) to (30) form an integral part of these consolidated financial statements

RIYAD REIT FUND
(Managed by Riyad Capital)

CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO THE UNITHOLDERS

For the year ended 31 December 2025
(All amounts in SAR)

	<u>Notes</u>	<u>2025</u>	<u>2024</u>
Net assets value attributable to the unitholders at the beginning of the year		1,228,327,754	1,467,111,963
Total comprehensive Loss for the year		(13,461,064)	(187,275,085)
Dividends paid during the year	22	(54,886,297)	(51,509,124)
Net assets value attributable to the unitholders at the end of the year		1,159,980,393	1,228,327,754

The accompanying notes (1) to (30) form an integral part of these consolidated financial statements

RIYAD REIT FUND
(Managed by Riyad Capital)

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2025

(All amounts in SAR)

	<u>Notes</u>	<u>2025</u>	<u>2024</u> <u>(Restated –</u> <u>Note 27)</u>
CASH FLOWS FROM OPERATING ACTIVITIES:			
Net loss for the year		(13,461,064)	(187,275,085)
<i>Adjustments to reconcile net (Loss) / income to net cash used in operating activities</i>			
Allowance for expected credit loss	8	31,079,463	4,456,287
Depreciation of property and equipment	11	20,159,040	20,159,040
Investment properties depreciation	12	12,739,417	13,444,788
(Gain) / Loss from disposal of investment properties	12	(12,469,289)	17,269,241
(Reversal) / impairment loss on investment properties	12	(15,497,084)	50,239,735
Unrealized loss on investment carried at FVTPL	17	8,069,120	125,307,577
Net gains on derivative instruments at FVTPL	14	(34,000)	(16,545,122)
Finance cost	14	91,699,377	103,276,202
Changes in operating assets and liabilities:			
Accounts receivable		(60,413,328)	14,980,801
Inventories		(217,743)	334,333
Prepayments and other receivables		19,297,525	755,205
Properties under development		(42,020,617)	(15,724,695)
Accounts payable		5,686,061	(10,913,671)
Accrued expenses & other liabilities		8,683,656	1,109,184
Accrued management fees		12,022,073	25,362,889
Employees' end of service benefits		804,907	372,931
Unearned rental income		4,938,715	(4,170,749)
Cash generated from operating activities		<u>71,066,229</u>	<u>142,438,891</u>
CASH FLOWS FROM INVESTING ACTIVITIES:			
Proceeds from the disposals of investment property		47,000,000	71,500,000
Proceeds from investments measured at FVTPL	17	-	3,189,951
Dividend income received from investments carried at FVTPL		8,635,670	(8,635,670)
Net cash generated from investing activities		<u>55,635,670</u>	<u>66,054,281</u>
CASH FLOWS FROM FINANCING ACTIVITIES:			
Repayment of Islamic borrowings		-	(40,000,000)
Finance cost paid	14	(109,109,074)	(87,709,171)
Dividends paid during the year	22	(54,886,297)	(51,509,124)
Net cash used in financing activities		<u>(163,995,371)</u>	<u>(179,218,295)</u>
Net change in cash and cash equivalents		(37,293,472)	29,274,877
Cash and cash equivalents at the beginning of the year		112,212,026	82,937,149
Cash and cash equivalents at the end of the year		<u>74,918,554</u>	<u>112,212,026</u>

The accompanying notes (1) to (30) form an integral part of these consolidated financial statements

RIYAD REIT FUND

(Managed by Riyadh Capital)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

(All amounts in SAR)

1. THE FUND AND ITS ACTIVITIES

Riyad REIT (the “REIT” or the “Fund”) is a closed-ended Shari’ah-compliant real estate investment traded fund. The REIT operates in accordance with Real Estate Investment Funds Regulations issued by the Capital Market Authority CMA. The REIT is listed on Tadawul and units of the REIT traded on Tadawul in accordance with the relevant rules and regulations. The REIT is managed by Riyadh Capital (the “Fund Manager”), One Person Joint Stock Company under commercial registration no. 1010239234, Unified no.7001538904 and an Authorized Person licensed by the CMA under license no. 07070-37. Also, a 100% owned subsidiary of Riyadh Bank. The subscribed units of the REIT equal to 171,697,101 unit. The REIT has a term of 99 years, which is extendable at the discretion of the Fund Manager with the prior approval by the CMA.

The primary investment objective of the REIT is to provide its investors with income by investing in income-generating real estate assets primarily in the Kingdom of Saudi Arabia. While the REIT will primarily invest in such assets, the REIT may opportunistically invest in real estate development projects; provided that (i) at least 75% of the REIT’s total assets are invested in developed real estate assets which generate periodic income and (ii) the REIT may not invest in vacant land.

Real estate investments outside the Kingdom of Saudi Arabia Investment in these investments shall not exceed 25% of the fund’s total value, as stated in the most recent audited financial statements

The REIT may on, a secondary basis, invest in development opportunities with profitable growth potentials that cater for specific real-estate needs, previously unavailable in certain areas. An added value is expected, in the medium term, to be created to Unitholders in such development projects. In the long term, the REIT’s investment portfolio will continue to focus on attractive investment opportunities in different real-estate sectors, including, but not limited to, offices, trade exhibitions, houses, hospitality facilities, warehouses, etc. in order to build a real-estate base with diverse and stable income to Unitholders as well as achieve reasonable increase in the portfolio value.

These consolidated financial statements include the information of the REIT and its following subsidiaries (Collectively the Group) as of 31 December 2025 and 31 December 2024.

<u>Name of subsidiary *</u>	<u>Principal Activity</u>	<u>Country</u>	<u>Proportion of Ownership Interest and Voting Power Held</u>
Durrat Aldahia real estate Company – Burj Rafal Hotel	Hotel	KSA	100%
Durrat Hittin company – Braira Hattin Hotel	Hotel	KSA	100%
Rafal Hotel Company	Hotel	KSA	100%
Takhtit Al Marafiq operations and maintenance	Operating and maintenance	KSA	100%
Shati Al Khobar	Hotel	KSA	100%

* All companies are held in the name of Riyadh Real Estate income Company (the “SPV”) “special purpose vehicle” or by companies owned by the SPV. The SPV are holding these companies for the beneficial ownership of the Fund and does not possess any controlling interest or any stake in the companies.

2. REGULATING AUTHORITY

The Fund is governed by the Real Estate Investment Funds Regulation (the “Regulation”), detailing requirements for all real estate funds and all traded funds within the Kingdom of Saudi Arabia.

RIYAD REIT FUND

(Managed by Riyad Capital)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

(All amounts in SAR)

3. BASIS OF PREPARATION

3.1 Statement of compliance

These consolidated financial statements have been prepared in accordance with International Financial Reporting Standards “IFRS” that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements that are issued by the Saudi Organization of Chartered and Professional Accountants (“SOCPA”) (collectively referred to “IFRS as endorsed in KSA”).

Assets and liabilities in these consolidated statements of financial position are presented in the order of liquidity.

3.2 Basis of measurement and functional and presentation currency

These consolidated financial statements have been prepared based on the historical cost convention except for investments measured at fair value through profit or loss,

The amounts are presented in Saudi Arabian Riyals (SAR), which is REITs functional and presentation currency.

3.3 Significant accounting judgments, estimates and assumptions

The preparation of the consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and contingencies. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next accounting period, are described below. REIT based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of REIT. Such changes are reflected in the assumptions when they occur.

Judgments:

Going Concern

REIT’s management has assessed REIT’s ability to continue as a going concern and is satisfied that the REIT has the resources to continue in business for the foreseeable future. Furthermore, the management is not aware of any material uncertainties that may cast significant doubts on REIT’s ability to continue as a going concern. Accordingly, these consolidated financial statements have been prepared on the going concern basis.

Classification of investments as investment property or owner-occupied property

The Fund categorizes its investments in hotel properties under the designation of owner-occupied property. This classification is predicated on the consideration that the ancillary services furnished to the hotel significantly contribute to the income derived from these properties. Furthermore, the variability in cash flow and the operational risks associated with the hotels are borne by the Fund. Conversely, the Fund’s investments in malls and others are designated as investment property. This is attributed to the fact that the ancillary services provided to the mall tenants constitute an insubstantial portion of the lease rentals accrued from these entities.

RIYAD REIT FUND

(Managed by Riyad Capital)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

(All amounts in SAR)

3. BASIS OF PREPARATION (CONTINUED)

3.3 Significant accounting judgments, estimates and assumptions (continued)

Judgments (continued)

Basis of consolidation

Subsidiaries

Subsidiaries are all entities controlled by the Group. Although the fund is an investment entity, the financial statements have been consolidated with the subsidiaries, as the main purpose of establishing these companies is to provide services related to the investment activities of the REIT. Control is achieved when the Group has rights to the returns, from its involvement in the investee and has the ability to affect those returns through its control over the investee. Specifically, the Group controls an investee if, and only if, the Group has all the following:

- Power over the investee (i.e., existing rights that give it the ability to direct the activities of the investee);
- Exposure, or rights, to variable returns from its involvement in the investee; and
- The ability to use its power over the investee to affect its returns.

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption, and when the Group has less than the majority of the voting rights in an investee, the Group considers all relevant facts and circumstances in assessing whether it has control over the investee, including:

- the contractual arrangements with the other voting rights holders in the investee.
- rights arising from other contractual arrangements; and
- the Group's voting rights and potential voting rights.

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes in one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control over the subsidiary. Subsidiaries are fully consolidated from the date on which control is transferred to the Group and de-consolidated from the date that control ceases.

Accounting for business combinations involving entities or businesses under joint control

Accounting for business combinations involving entities or businesses under joint control is outside the scope of IFRS 3 "Business Combinations". In the case of an absence of specific guidance in IFRS, management uses its judgement in developing and applying an accounting policy that is relevant and reliable. In making that judgement, the management may also consider the most recent pronouncements by other standard-setters that use a similar conceptual framework to develop accounting standards, to the extent that these do not conflict with the IFRS Framework or any other IFRS or Interpretations. Several such entities have issued guidance, and some allow the pooling of interests method in accounting for business combinations involving entities under joint control.

The management has adopted the pooling of interests method to account for the business combinations of entities under joint control. This method involves the following:

- The assets and liabilities of the combined entities are reported at their carrying values (no fair valuation).
- No new goodwill is recognized as a result of combination. And if there is goodwill arising from the difference between the consideration paid and the equity acquired it is reported directly in the equity.
- The consolidated statement of profit or loss of the combined entities presents the results of the full year irrespective of when the combination took place.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

3. BASIS OF PREPARATION (CONTINUED)**3.3 Significant accounting judgments, estimates and assumptions (continued)****Judgments (continued)****Basis of consolidation (continued)****Non-controlling interest**

NCI, if any, are measured initially at their proportionate share of the acquirer's identifiable net assets at the date of acquisition.

Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

The share of profits or losses and the net assets that the Group does not control if they exist is presented separately in the consolidated statement of profit and loss and within equity in the consolidated statement of financial position. If the Group retains any interest in the previous subsidiary, then such interest is measured at fair value on the date when control is lost.

Transactions eliminated on consolidation

Intercompany transactions, balances and unrealized profits or losses on transactions between Group companies are eliminated. Accounting policies of subsidiaries are changed, if necessary, to ensure consistency with the policies adopted by the Group.

Estimates:**Valuation of investment property**

Impairment occurs when the carrying value of an asset or cash-generating unit exceeds its recoverable amount, which is the higher of its fair value less costs to sell and its value in use. The fair value less cost to sell calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a discounted cash flows model. The cash flows are derived from the budget for the assets' useful lives and do not include restructuring activities that the Fund is not yet committed to or significant future investments that will enhance each assets performance of the cash-generating unit being reviewed. The recoverable amount is sensitive to the discount rate used for the discounted cash flows model as well as the discounted future cash inflows and the growth rate used for cash flows extrapolation purposes.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

3. BASIS OF PREPARATION (CONTINUED)**3.3 Significant accounting judgments, estimates and assumptions (continued)****Estimates (Continued)****Impairment of non-financial assets**

The carrying amounts of the non-financial assets are reviewed at the end of each reporting date or more frequently to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

An impairment loss is recognized if the carrying amount of an asset or a cash-generating unit exceeds the recoverable amount. The recoverable amount of an asset or cash-generating unit is the higher of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present values using the pre-tax discount rate that reflects the current market assessments of time value of money and the asset-specific risks. The fair value less cost to sell is based on observable market prices or, if no observable market prices exist, estimated prices for similar assets or if no estimated prices for similar assets are available, then based on discounted future cash flows calculations.

Residual and useful lives of investment property and property and equipment

The REIT's management determines the estimated useful lives of investment properties for calculating depreciation. These estimates are determined after considering the expected usage of the assets or physical wear and tear. Management will review the salvage value and useful lives annually and annual depreciation charge would be adjusted where the management believes the useful lives differed from previous estimates.

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 behaviour.

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

- Determining criteria for significant increase in credit risk.
- 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.

The material accounting policies used in the preparation of these consolidated financial statements are set out as follows, these policies have been consistently applied to all years, unless otherwise stated.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

4. MATERIAL ACCOUNTING POLICIES**Cash and cash equivalents**

Cash and cash equivalents for the purpose of consolidated 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 measured at amortized cost within the consolidated statement of financial position.

Accounts receivable

Receivables are initially measured at fair value plus incremental direct transaction costs, and subsequently at their amortized cost using effective interest method. Allowance for impairment of receivables is always measured at an amount equal to lifetime ECL.

Inventories

Inventory is stated at the lower of cost and net realized value. Cost, which is determined on the weighted average basis, comprises expenditure incurred in the normal course of business in getting inventories. Net realized value is the estimated selling price in the ordinary course of business, less the estimated costs necessary for the sale. If necessary, an impairment provision is made for obsolete, slow moving and defective inventory items.

Property under development

Properties acquired, constructed or are under construction and development are classified as development properties. The cost of development properties includes the cost of land and other related expenditure. The property shall be considered completed when all related activities, including the infrastructure and facilities for the entire project, have been completed and handed over for its intended use. The Fund's management reviews the carrying values of the development properties at each reporting date. Finance cost on tawarruq facility associated ,if any with properties under development is being capitalized till the related property is ready for use.

Foreign currency

Transactions in foreign currencies are translated into the Saudi Arabian Riyals at the spot prevailing exchange rates on the date of the transactions. The balances of financial assets and financial liabilities denominated in foreign currencies are also translated into Saudi Arabian Riyals at the year-end using the exchange rates prevailing on that date.

For monetary items, the foreign currency gain or loss is the difference between the cost paid in the functional currency at the beginning of the year adjusted at the effective yield rate and payments made during the year, and the cost paid in the foreign currency translated at the exchange rate at the end of the year. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Currency exchange gains or losses resulting from adjustment and translation operations are recognized in the consolidated statement of comprehensive income.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)**Investment property**

Investment properties are non-current assets held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of operations, use in the production or supply of goods or services or for administrative purposes. Investment property is measured within cost model on initial recognition and subsequently at cost less accumulated depreciation and impairment losses if any.

Investment properties are derecognized when they are sold, owner-occupied or in case of not holding it for an increase in its value.

Any gain or loss on disposal of the investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognized in profit or loss. When investment property that was previously classified as property and equipment is sold, any related amount included in the revaluation reserve is transferred to retained earnings.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labor, any other costs directly attributable to bringing the investment property to an operating condition for its intended use and capitalized borrowing costs

Useful lives of different components of investment property are as follows:

Items	Useful Life
Building	50 Years
Equipment	15 Years

The carrying amounts of the Fund's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

Impairment occurs when the carrying value of an asset or cash-generating unit ("CGU") exceeds the recoverable amount, which is the higher of the fair value less costs to sell and 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 to its recoverable amount as a cash-generating unit. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. The value in use is based on a discounted cash flow (DCF) model, whereby the future expected cash flows are discounted using a pre-tax discount rate that reflects current market assessments of the time value of money 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 an indication that previously recognized impairment losses no longer exist or have decreased. If such indication exists, the 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 limited 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 reversal is recognized in the statement of comprehensive income.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)**Impairment of non-current assets**

Properties are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount which is the higher of an asset's fair value less cost 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 should not exceed the carrying amount that would have been determined. A reversal of an impairment loss is recognized as income immediately in the consolidated statement of comprehensive income.

Accrued expenses and other liabilities

Accrued expenses and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method. A provision is recognised when the REIT has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and amount can be reliably measured. Provision is not recognised for future operating loss.

Revenue Recognition

The Fund recognises revenue from contracts with customers based on a five-step model:

- Step 1. Identify the contract with a customer. A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria that must be met.
- Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.
- Step 3. Determine the transaction price: The transaction price is the amount of consideration to which the Fund expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.
- Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Fund will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Fund expects to be entitled in exchange for satisfying each performance obligation.
- Step 5. Recognise revenue when (or as) the entity satisfies a performance obligation.

The Fund satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- The customer simultaneously receives and consumes the benefits provided by the Fund's performance as the Fund performs; or
- The Fund's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- The Fund's performance does not create an asset with an alternative use to the Fund and the Fund has an enforceable right to payment for performance completed to date.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)**Revenue Recognition (continued)**

For performance obligations, where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied. When the Fund satisfies a performance obligation by delivering the promised services, it creates a contract asset based on the amount of consideration earned by the performance. Where the amount billed to the customer exceeds the amount of revenue recognised, this gives rise to a contract liability. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment.

The specific recognition criteria described below must also be met before revenue is recognised.

Rental income from lease of investment property

Rental income arising from operating leases on investment properties is recognized, net of discount, in accordance with the terms of leases over the lease term on a straight-line basis, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased asset.

Income from hotels operation

Income from hotel services includes income from rooms, food and beverages and other related services provided. Revenue is recognized net of discounts, applicable taxes, and municipal fees on an accrual basis when those services are provided in accordance with IFRS 15.

Dividends income

Dividend income is recognized when the right to receive is established. Dividends are reflected as a component of net trading income, net income from investments at FVTPL, financial instruments or other operating income based on the underlying classification of the equity instrument

Finance costs

Finance costs directly attributable to the acquisition, construction or production of a qualifying asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset. All other finance costs are expensed in the period in which they occur. finance costs consist of interest and other costs that an entity incurs in connection with the financing of funds.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)**Expenses**

Expenses including property management expenses, Fund management fees, custody fees and other fees are recorded on accrual basis.

Zakat

Zakat is the obligation of the Unitholders and is not provided for in these consolidated financial statements. The Zakat amount which is charged in the consolidated statement of comprehensive income is related to the subsidiaries. Zakat charge for the year not recognized in this consolidated financial statement since the amount is not material.

Net Assets (Equity) per unit

The equity per unit is calculated by dividing the equity attributable to the unitholders included in the statement of financial position by the numbers of units outstanding at the year end.

Units in issue

The Fund has units in issue. On liquidation of the Fund, they entitle the holders to the residual net assets. They are classified equally in all respects and have identical terms and conditions. The units provide investors with the right to require redemption for cash at a value proportionate to the investor's share in the Fund's net assets in the event of the Fund's liquidation.

Units are classified as equity as they meet all of the following conditions:

- it entitles the holder to a pro rata share of the Fund's net assets in the event of the Fund's liquidation;
- it is in the class of instruments that is subordinate to all other classes of instruments;
- all financial instruments in the class of instruments that is subordinate to all other classes of instruments have identical features;
- apart from the contractual obligation for the Fund to repurchase or redeem the instrument for cash or another financial asset, the instrument does not include any other features that would require classification as a liability; and;
- The total expected cash flows attributable to the instrument over its life are based substantially on the profit or loss, and the change in recognized and unrecognized net assets of the fund over the life of the instrument.

Dividends

Dividends to the unitholders is recognized as a liability in the financial statements in the period in which the dividends are approved by the Fund's Board.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)**Financial instruments***Recognition and initial measurement*

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

A financial asset (unless it is a receivable from operating leases without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at Fair Value Through Profit or Loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue. Receivable from operating leases without a significant financing component is 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 the following conditions:

- a) the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- b) 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 FVOCI if both of the following conditions are met:

- a) the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- b) 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.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit or loss, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortized cost or at fair value through OCI, as described above, debt instruments may be designated at fair value through profit or loss on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognized in the statement of profit or loss.

RIYAD REIT FUND
(Managed by Riyad Capital)
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 31 December 2025

(All amounts in SAR)

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Financial assets (continued)

Subsequent measurement

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

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in consolidated statement of comprehensive income.
Financial assets at amortized cost	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 income statement. Any gain or loss on derecognition is recognized in consolidated statement of comprehensive income.

Reclassification

Financial assets are not reclassified subsequent to their initial recognition, except in the period within which the Group changes its business model for managing financial assets.

Derecognition

A financial asset is derecognized when:

- the rights to receive cash flows from the asset have expired, or
- the Group 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 a third party under a ‘pass-through’ arrangement, and either:
 - a) the Group has transferred substantially all the risks and rewards of the asset, or
 - b) the Fund has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

Impairment of financial assets

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

Expected credit losses assessment:

The Fund applies IFRS 9 simplified approach for measuring expected credit losses, which uses a lifetime ECL allowance. The method is applied for assessing an allowance against:

- financial assets measured at amortized cost

RIYAD REIT FUND

(Managed by Riyad Capital)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

(All amounts in SAR)

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Financial assets (continued)

Expected credit losses assessment (continued)

The expected loss rates are based on the payment profiles of receivables over a period of 12 months before each reported period and corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Fund has identified GDP of the Kingdom of Saudi Arabia (the country in which it renders the services), inflation rate to be the most relevant factor and accordingly adjusts the historical loss rates based on expected changes in these factors.

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

Loss Given Default (LGD): This is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from any collateral. It is usually expressed as a percentage of the EAD.

Probability of Default (PD): the likelihood of a default over a particular time horizon.

Exposure at Default (EAD): This is an estimate of the exposure at a future default date, taking into account 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 a point in time (PIT) probability of default model to measure its impairment of financial assets. Point-in-time PD models incorporate information from a current credit cycle and assess risk at a point-in-time. The point-in-time PD term structure can be used to measure credit deterioration and starting PD when performing the allowance calculations. Also, when calculating lifetime ECL, after the inputs are correctly converted, cash flows can be projected and gross carrying amount, loss allowance, and amortized cost for the financial instrument are then calculated.

Macroeconomic weighted average scenarios

The Fund includes a macroeconomic factor of GDP, inflation rate and government spending to develop multiple scenarios, the purpose is towards the realization of most likely outcome using worst- and best-case scenarios. The scenario-based analysis incorporates forward-looking information into the impairment estimation using multiple forward-looking macroeconomic scenarios. The estimate of ECL reflects an unbiased probability-weighted amount that is determined by evaluating a range of possible outcomes.

After the inputs to the model are adjusted for the above-mentioned macroeconomic scenarios, PD of each scenario is calculated and then weighted average PD based on the likelihood of scenarios is calculated. In the last step, a weighted average lifetime ECL based on the likelihood of the scenarios is determined.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)**Financial instruments (continued)***Financial assets (continued)**Portfolio segmentation*

The fund assesses its financial assets based on credit risk characteristics using segmentations such as geographical region, type of customer, customer rating etc. The different segments reflect differences in PDs and in recovery rates in the event of "default".

Definition of default

In the above context, the Group considers default when:

- the customer is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realizing collateral (if any is held by the Group); or
- the customer is more than 360 days past due on any material credit obligation to the Group. As the industry norm suggests that such a period fairly represents the default scenario for the Group, this rebuts the presumption of 90 days mentioned in IFRS 9.

The carrying amount of the asset is reduced using the above model and the loss is recognized in the consolidated statement of comprehensive income. Receivables, together with the associated allowance are written off when there is no realistic prospect of future recovery, and all collateral has been realized or has been transferred to the Group. If in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognized, the previously recognized impairment loss is increased or reduced. If a write-off is later recovered, the recovery is recognized under other income in the consolidated statement of comprehensive income.

Specific provision

Specific provision is recognized on customer-to-customer basis at every reporting date. The Group recognizes specific provision against receivables from certain customers. Provisions are reversed only when the outstanding amounts are recovered from the customers.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off.

Financial liabilities

All financial liabilities are recognized initially at fair value and, in the case of borrowings and advances, net of directly attributable transaction costs. The Group's financial liabilities mainly include trade and other payables, related party, and borrowings. After initial recognition, borrowings and advances are subsequently measured at amortized cost using the effective interest method.

Derecognition

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

RIYAD REIT FUND
(Managed by Riyad Capital)
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 31 December 2025

(All amounts in SAR)

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Modifications of financial assets and financial liabilities

Financial assets

If the terms of the financial asset are modified, the Group evaluates whether the cash flows of the modified asset are substantially different. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognized, and a new financial asset is recognized at fair value.

If the cash flows of the modified asset carried at amortized cost are not substantially different, then the modification does not result in derecognition of the financial asset. In this case, the Group recalculates the gross carrying amount of the financial asset and recognizes the amount adjusting the gross carrying amount as modification gain or loss in the consolidated statement of profit or loss.

Financial liabilities

The Group 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 distinguished and the new financial liability with modified terms are recognized in the consolidated statement of comprehensive income.

Offsetting of financial instruments

Financial assets and financial liabilities are offset, and the net amount is reported in the consolidated statement of financial position if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize 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 amounts immediately prior to their classification as held for sale and their fair value less costs to sell. However, some held for sale assets such as financial assets, continue to be measured in accordance with the Group's relevant accounting policy for those assets. Once classified as held for sale, the assets are not subject to depreciation or amortization.

Any profit or loss arising from the sale of a discontinued operation or its remeasurement to fair value less costs to sell is presented as part of a single line item, profit or loss from discontinued operations.

Derivative financial instruments and hedge accounting

The Fund uses derivative financial instruments, such as interest rate swaps, to hedge interest rate risk. These derivative financial instruments are initially recognized at fair value on the date the derivative contract is entered into and are subsequently re-measured at fair value. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative.

Interest rate swaps are classified as cash flow hedges. The effective portion of the gain or loss on the hedging instrument is recognized in other comprehensive income within the cash flow risk hedge reserve, while any ineffective portion is recognized directly in the statement of profit or loss. The cash flow hedge reserve is adjusted to the lower of the cumulative gain or loss on the hedging instrument and the cumulative change in fair value of the hedged item.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

5. NEW STANDARDS, AMENDMENTS, AND INTERPRETATIONS**5.1 STANDARDS AND AMENDMENTS EFFECTIVE IN CURRENT PERIOD**

Amendments to standard	Description	Effective from accounting period beginning on or after	Summary of the amendment	Management assessment
IAS 21	Lack of Exchangeability	1 January 2025	The amendments contain guidance to specify when a currency is exchangeable and how to determine the exchange rate when it is not. The amendments introduce new disclosures to help financial statement users assess the impact of using an estimated exchange rate.	Management has assessed the adoption of these amendments and concluded that they did not have a material impact on the Company's financial position, financial performance, or cash flows for the current reporting period.

5.2 STANDARDS AND AMENDMENTS ISSUED BUT NOT YET EFFECTIVE

The following standards and amendments have been issued but are not yet effective for the reporting period ended **31 December 2025**, and have not been early adopted by the Company:

Amendments to standard	Description	Effective from accounting period beginning on or after	Summary of the standards and amendments	Management assessment
IFRS 9 and IFRS 7	Classification and Measurement of Financial Instruments	1 January 2026	The amendments clarify the recognition and derecognition of financial assets and financial liabilities, including settlement date accounting for certain electronic payment systems. They also provide additional guidance on assessing contractual cash flow characteristics of financial assets, including contingent cash flows arising from environmental, social and governance (ESG)-linked features. The amendments also introduce new and updated disclosure requirements in IFRS 7.	Management has performed a preliminary assessment and does not expect the adoption of these amendments to have a material impact on the Company's financial statements, as the Company's financial instruments and settlement arrangements are not expected to be significantly affected.
	Contracts Referencing Nature-dependent Electricity	1 January 2026	These amendments modify the 'own use' requirements and hedge accounting provisions in IFRS 9 for contracts that expose entities to variability in electricity prices due to uncontrollable natural conditions such as weather. Targeted disclosure requirements are introduced in IFRS 7.	Based on the nature of the Company's operations and contractual arrangements, management does not expect these amendments to have a material impact on the Company's financial statements upon initial application.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

5. NEW STANDARDS, AMENDMENTS, AND INTERPRETATIONS (CONTINUED)**5.2 STANDARDS AND AMENDMENTS ISSUED BUT NOT YET EFFECTIVE (CONTINUED)**

Amendments to standard	Description	Effective from accounting period beginning on or after	Summary of the amendment	Management assessment
IFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027	IFRS 18 replaces IAS 1 and establishes a new framework for the presentation and disclosure of financial statements. The standard introduces new categories for income and expenses (operating, investing and financing) and requires presentation of new subtotals, including operating profit or loss and profit or loss before financing and income taxes. It also enhances guidance on aggregation and disaggregation, introduces disclosure requirements for management-defined performance measures, and removes classification options for interest and dividends in the statement of cash flows.	Management is currently assessing the impact of IFRS 18. While the standard is expected to result in changes to presentation and disclosures, it is not expected to have a material impact on the recognition or measurement of the Company's assets, liabilities, income or expenses.
IFRS 19	Subsidiaries without Public Accountability	1 January 2027	IFRS 19 permits eligible subsidiaries without public accountability to apply reduced disclosure requirements while continuing to apply full IFRS recognition and measurement principles. The standard affects disclosure requirements only and does not impact recognition or measurement.	Management will assess the applicability of IFRS 19 at the date of adoption. The standard is expected to affect disclosure requirements only and is not expected to have a material impact on the Company's financial position, financial performance or cash flows.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

6. MANAGEMENT FEES, OTHER EXPENSES AND TRANSACTIONS FEES**MANAGEMENT FEES, OTHER EXPENSES**

On semiannual basis the Fund Manager charges the Fund, management fees at the rate of 1.2 % per annum of Net Assets Value of Fund as defined in the Fund's Terms & Conditions. The Fund Manager also recovers from the Fund any other expenses incurred on behalf of the Fund such as audit and legal fees, board compensation and other similar charges.

7. CASH AND CASH EQUIVALENTS

	Notes	2025	2024
Cash on hand		167,000	156,000
Investment account	7.1	42,791,074	60,061,372
Cash at bank	7.2	31,960,480	51,994,654
		74,918,554	112,212,026

7.1 Investment account is held with Riyad Capital, a related party (Note 13). The Fund does not earn commission on these accounts.

7.2 Cash at bank also includes current account with Riyad Bank, a related party (Note 13). The Fund does not earn commission on these current accounts.

8. ACCOUNTS RECEIVABLE

	2025	2024
Accounts receivable	128,927,170	64,187,693
Allowance for expected credit loss	(46,778,565)	(11,372,953)
	82,148,605	52,814,740

The summary for the movement of allowance for expected credit loss is as follows:

	2025	2024
1 January	(11,372,953)	(14,910,114)
Charge for the year	(31,079,463)	(4,456,287)
Adjustments during the year	(4,638,519)	4,638,519
Recovered during the year	312,370	3,354,929
31 December	(46,778,565)	(11,372,953)

9. PREPAYMENTS AND OTHER RECEIVABLES

	2025	2024
Dividend Receivable	-	8,635,670
Advances to sub-contractors	3,585,814	20,241,716
VAT	580,010	5,788,472
Prepaid expenses	5,382,549	3,074,755
Loan cost amortization	2,042,383	3,736,887
Others	5,715,569	3,762,020
	17,306,325	45,239,520

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

10. PROPERTY UNDER DEVELOPMENT

	<u>2025</u>	<u>2024</u>
Balance at the beginning of the year	69,045,438	53,320,743
Development cost charge for the year	42,020,617	15,724,695
Balance at the end of the year	111,066,055	69,045,438

The property under development represents Al-Fursan Towers which is a commercial property located on King Fahad Road between the Kingdom Tower and the Faisaliah Tower in Riyadh, the construction is expected to be completed by H2 2026.

11. PROPERTY AND EQUIPMENT**As at 31 December 2025**

	<u>Land</u>	<u>Building</u>	<u>Equipment</u>	<u>Total</u>
Cost:				
At the beginning of the year (restated)	276,090,014	670,362,279	101,271,002	1,047,723,295
Additions during the year	-	-	-	-
At the end of the year	276,090,014	670,362,279	101,271,002	1,047,723,295
Accumulated depreciation:				
At the beginning of the year (restated)	-	(72,368,208)	(30,764,835)	(103,133,043)
Charge for the year	-	(13,407,246)	(6,751,794)	(20,159,040)
At the end of the year	-	(85,775,454)	(37,516,629)	(123,292,083)
Book value as of 31 December 2025	276,090,014	584,586,825	63,754,373	924,431,212

As at 31 December 2024

	<u>Land</u>	<u>Building</u>	<u>Equipment</u>	<u>Total</u>
Cost:				
At the beginning of the year (restated)	276,090,014	670,362,279	101,271,002	1,047,723,295
Additions during the year	-	-	-	-
At the end of the year	276,090,014	670,362,279	101,271,002	1,047,723,295
Accumulated depreciation:				
At the beginning of the year (restated)	-	(58,960,962)	(24,013,041)	(82,974,003)
Charge for the year	-	(13,407,246)	(6,751,794)	(20,159,040)
At the end of the year	-	(72,368,208)	(30,764,835)	(103,133,043)
Book value as of 31 December 2024	276,090,014	597,994,071	70,506,167	944,590,252

This represents 3 properties (2024: 3 properties) namely:

- 1) JW Marriott: Mixed-use property located on King Fahad Road in Riyadh.
- 2) Ascott Corniche Al Khobar: a hotel located on Prince Turki Road in Al Khobar.
- 3) Braira Hittin : Hospitality villas located within Hittin District in Riyadh.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

12. INVESTMENT PROPERTIES**As at 31 December 2025**

	Land	Building	Equipment	Total
Cost:				
At the beginning of the year (restated)	494,069,712	420,671,449	71,642,389	986,383,550
Disposals during the year	(22,725,000)	(15,150,000)	(1,010,000)	(38,885,000)
At the end of the year	471,344,712	405,521,449	70,632,389	947,498,550
Accumulated depreciation:				
At the beginning of the year (restated)	-	(62,282,767)	(28,784,835)	(91,067,602)
Charge for the year	-	(8,036,125)	(4,703,292)	(12,739,417)
Disposals during the year	-	3,605,934	748,354	4,354,288
At the end of the year	-	(66,712,958)	(32,739,773)	(99,452,731)
Accumulated Impairment:				
At the beginning of the year (restated)	(31,253,254)	(18,986,481)	-	(50,239,735)
Reversal during the year	9,102,892	6,394,192	-	15,497,084
At the end of the year	(22,150,362)	(12,592,289)	-	(34,742,651)
Book value as of 31 December 2025	449,194,350	326,216,202	37,892,616	813,303,168

As at 31 December 2024

	Land	Building	Equipment	Total
Cost:				
At the beginning of the year (restated)	553,711,212	456,518,529	73,699,139	1,083,928,880
Disposals during the year	(59,641,500)	(35,847,080)	(2,056,750)	(97,545,330)
At the end of the year	494,069,712	420,671,449	71,642,389	986,383,550
Accumulated depreciation:				
At the beginning of the year (restated)	-	(61,123,457)	(25,275,446)	(86,398,903)
Charge for the year	-	(8,622,633)	(4,822,155)	(13,444,788)
Disposals during the year	-	7,463,323	1,312,766	8,776,089
At the end of the year	-	(62,282,767)	(28,784,835)	(91,067,602)
Accumulated Impairment:				
At the beginning of the year (restated)	-	-	-	-
Charge for the year	(31,253,254)	(18,986,481)	-	(50,239,735)
At the end of the year	(31,253,254)	(18,986,481)	-	(50,239,735)
Book value as of 31 December 2024	462,816,458	339,402,201	42,857,554	845,076,213

RIYAD REIT FUND

(Managed by Riyad Capital)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

(All amounts in SAR)

12. INVESTMENT PROPERTIES (CONTINUED)

This represents 8 properties (2024: 9 properties) namely:

- 1) Al-Tamayuz Center: a commercial property located at the intersection of Al Imam Road and Khalid Bin Al Waleed Street in Qurtoba District. The property is located in Riyadh.
- 2) Tahlia Building: a commercial property located on Tahlia Street in Jeddah. There was no revenue from the property during the year ended 2025 (2024) due to an ongoing legal dispute with the sole tenant of the property. However, a new lease agreement was signed in 2025, which will take effect in February 2026
- 3) The Residence: represents commercial building located within Hittin District in Riyadh.
- 4) Vivienda: Hospitality asset located on Musa Ibn Nusair Street, Al Mathar Ash Shamali, between Takhasosi road and Prince Turki Bin Abdulaziz Al-Awwal Road in Riyadh.
- 5) Saudi Electronic University: a university located in Al-Rabea District in Riyadh.
- 6) Omniah Center: a commercial property located on Saud Al-Faisal Road in Jeddah.
- 7) Olaya Tower: Commercial property located in Olaya Street in Riyadh.
- 8) Al-Raed Building: Office building leased to the Saudi Tourism Authority, Located in Al-Raed District on King Abdullah Road in Riyadh.

12.1 The Fund charge depreciation on building and equipment over 50 years and 15 years respectively. The depreciation is charged on depreciable value i.e., cost less residual value.

12.2 All properties are held in the name of Riyadh Real Estate Income Company (the "SPV") "special purpose vehicle" or by companies owned by the SPV. The SPV is holding these properties for the beneficial ownership of the Fund and does not possess any controlling interest or any stake in the property.

12.3 The Fund manager reviews its investment property on a regular basis for any impairment. An impairment loss is recognized for the amount in which the carrying amount of the investment properties exceeds its recoverable amount, which is the higher of the assets' fair value less costs to sell and value in use. As of December 31, 2025, according to the periodic valuation reports submitted by independent valuers of the Fund, there was an increase in the value of investment property, on four properties, with a reversal of impairment loss amounting 15,497,084 during the year.

12.4 On 01 December 2025, the Fund completed the sale of the Izdhar Center located in Dammam. This transaction was executed in accordance with the Sale and Purchase Agreement ("SPA"). The property's carrying value at disposal was SR 34,530,711. The Fund received proceeds of SR 47,000,000, resulting in a recognized gain on disposal of SR 12,469,289.

12.5 On 10 October 2024, the Fund completed the sale of the Al-Shatea Tower located in Dammam. This transaction was executed in accordance with the Sale and Purchase Agreement ("SPA"). The property's carrying value at disposal was SR 88,769,241. The Fund received proceeds of SR71,500,000, resulting in a recognized loss on disposal of SR 17,269,241.

RIYAD REIT FUND**(Managed by Riyadh Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

13. BALANCES AND TRANSACTIONS WITH RELATED PARTIES

Related parties of the Fund include Riyadh Capital (Fund Manager), Riyadh Bank (being the shareholder of Riyadh Capital) and the Hotels operator.

The Fund entered into significant related party transactions during the year and the balances resulting from such transactions are as follows:

Related Party	Nature of transactions	Amount of transactions		Closing Balance	
		31-Dec-25	31-Dec-24	31-Dec-25	31-Dec-24
<i>Due from Related Parties</i>					
Riyad Bank	Current account	-	-	3,371,290	24,500,742
Riyad Capital	Investment account	-	-	42,791,074	60,061,372
	Investments carried at FVTPL	-	-	63,137,491	60,540,259
<i>Due to Related Parties</i>					
Riyad Capital	Fund management fees	(23,814,106)	(27,102,021)	(87,094,914)	(75,072,841)
	Islamic borrowings		- (40,000,000)	(1,372,685,964)	(1,372,685,964)
Riyad Bank	Finance cost	(91,699,377)	(103,276,202)	(3,536,539)	(20,980,236)
	Net gain on derivative at FVTPL	34,000	16,545,122	-	-
	Banks commissions	(153,260)	(624,425)	-	-
Value Capital	Custodian fees	(100,000)	(100,000)	-	-

14. ISLAMIC BORROWINGS

The Fund currently has an Islamic Tawarruq facility from Riyadh Bank maturing in 2031.

The Islamic Tawarruq facility from Riyadh Bank is secured by pledging the following properties as of 31 December 2025: Omniah Center, Tahlia Building, JW Marriott Hotel, Saudi Electronic University, Olaya Tower, Ascott Corniche Al Khobar, Residence, Vivienda, Al-Fursan Towers, Al-Raed Building, and Al-Tamayuz Center.

The Fund was in compliance with covenants as of 31 December 2025 and 31 December 2024. There are no indications of any difficulties in complying with these covenants.

	2025	2024
Balance at beginning of the year	1,393,666,200	1,440,114,163
Repayments	-	(40,000,000)
Accrued commission paid	(20,980,236)	(27,428,199)
Accrued commission	3,536,539	20,980,236
	1,376,222,503	1,393,666,200

Details on the accrual of finance cost are as follows:

	2025	2024
Opening balance	20,980,236	21,958,327
Charge during the year	91,699,377	103,276,202
Net gain on derivative against change in interest rate	(34,000)	(16,545,122)
Paid during the year	(109,109,074)	(87,709,171)
	3,536,539	20,980,236

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

15. UNEARNED RENTAL INCOME

	<u>2025</u>	<u>2024</u>
Opening balance	28,805,723	32,976,472
Rental income received during the year	85,912,250	58,884,079
Rental income earned during the year	<u>(80,973,535)</u>	<u>(63,054,828)</u>
	<u>33,744,438</u>	<u>28,805,723</u>

16. ACCRUED EXPENSES AND OTHER LIABILITIES

	<u>2025</u>	<u>2024</u>
Accrued expenses	11,547,030	10,451,520
Deposits in advance	4,478,182	2,867,576
VAT payable	1,629,044	1,983,021
Capital replacement reserve	16,422,903	11,498,761
Other	<u>3,680,542</u>	<u>2,273,167</u>
	<u>37,757,701</u>	<u>29,074,045</u>

17. INVESTMENTS CARRIED AT FAIR VALUE THROUGH PROFIT OR LOSS

	<u>2025</u>	<u>2024</u>
Unquoted equity investments (17.2)	632,210,033	642,876,385
Investment Funds managed by Riyad Capital (17.3)	<u>63,137,491</u>	<u>60,540,259</u>
	<u>695,347,524</u>	<u>703,416,644</u>

17.1 The movement of investments carried at FVTPL:

	<u>2025</u>	<u>2024</u>
As at the beginning of the year	703,416,644	831,914,172
Disposals during the year	-	(3,189,951)
Unrealized loss on investments carried at FVTPL	<u>(8,069,120)</u>	<u>(125,307,577)</u>
As at the year-end	<u>695,347,524</u>	<u>703,416,644</u>

17.2 This represents investment in equity instruments outside the Kingdom of Saudi Arabia.

17.3 This represents an investment in Riyad Real Estate Income Fund (Private closed real estate fund).

18. RENTAL AND OPERATING INCOME

	<u>2025</u>	<u>2024</u>
Rental income from investment properties	80,973,535	63,054,828
Income from hotels operation	<u>194,542,804</u>	<u>201,417,053</u>
	<u>275,516,339</u>	<u>264,471,881</u>

*Timing of revenue recognition

	<u>2025</u>	<u>2024</u>
Point in time	194,542,804	201,417,053
Over time	<u>80,973,535</u>	<u>63,054,828</u>
	<u>275,516,339</u>	<u>264,471,881</u>

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

19. OTHER EXPENSES

	Notes	2025	2024
Hotel employees' costs		27,182,297	27,011,161
Repairs and maintenance		6,171,305	5,810,338
Utilities		7,026,576	6,511,868
Marketing expenses		10,391,109	10,847,867
Bank Commissions	12	153,260	624,425
Legal and professional fees		3,871,066	3,038,683
Software and hardware maintenance		105,912	36,110
Capital replacement reserve Charges		5,757,306	5,886,029
Others		4,995,659	3,935,898
		65,654,490	63,702,379

20. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT POLICIES

The Fund's activities expose it to a variety of financial risks: market risk, credit risk and liquidity 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 cash and cash equivalents, accounts receivable, other liabilities, Islamic borrowings, and accounts payable. 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 Saudi Arabia, which itself is influenced by a variety of factors such as, but not limited to the overall macroeconomic growth risks in the kingdom, interest rate, demand-supply, availability of financing, investor sentiment, liquidity, legal, foreign exchange rate, 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.

RIYAD REIT FUND

(Managed by Riyad Capital)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

(All amounts in SAR)

20. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT POLICIES (CONTINUED)

Credit risk

Credit risk is the risk that one party will fail to fulfill an obligation and cause the other party a financial loss. the Fund is exposed to the risk of credit-related losses that may occur because of the inability or unwillingness of the counterparty or issuer to fulfill its obligations. The Fund is exposed to credit risk for its bank balances, and accounts receivable.

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.

Due from related parties and other receivables are unsecured, carry no interest and have no fixed payments. There are no past-due receivables from the related parties at reporting date, considering the historical experience of default and the future of the industries where the related parties operate. The management considers that the related party balances weren't credit impaired.

When calculating the expected credit loss provision for receivables and due from related parties, a provision matrix is used based on historical loss rates over the expected life of the receivable adjusted for forward-looking estimates.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

20. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT POLICIES (CONTINUED)**Credit risk (Continued)**

The Fund's maximum undiscounted exposures to credit risk for the components of the statement of financial position and respective expected credit loss is as follows:

	Notes	2025	2024
Cash and cash equivalents	7	74,751,554	112,056,026
Accounts receivable	8	82,148,605	52,814,740
Dividends receivable		-	8,635,670

The following table details the risk profile of rental income receivables based on the Fund's expected credit loss matrix:

	2025	2024
Less than 90 days	52,448,086	20,454,733
From 90 to 180 days	1,081,838	4,130,982
From 180 to 270 days	25,959,167	1,409,881
From 270 to 360 days	1,403,507	817,327
More than 360 days	48,034,572	37,374,770
Allowance for expected credit loss	(46,778,565)	(11,372,953)
	82,148,605	52,814,740

Liquidity risk

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

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 loans from the Fund Manager.

31 December 2025	Less than Year	More than Year	Total
Accrued expenses and other liabilities	37,757,701	-	37,757,701
Accrued management fees	87,094,914	-	87,094,914
Accrued commission	3,536,539	-	3,536,539
Islamic borrowings	-	1,372,685,964	1,372,685,964
Total Liabilities	128,389,154	1,372,685,964	1,501,075,118
	Less than Year	More than Year	Total
Accrued expenses and other liabilities	29,074,045	-	29,074,045
Accrued management fees	75,072,841	-	75,072,841
Accrued commission	20,980,236	-	20,980,236
Islamic borrowings	-	1,372,685,964	1,372,685,964
Total Liabilities	125,127,122	1,372,685,964	1,497,813,086

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

20. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT POLICIES (CONTINUED)**Operational risk**

Operational risk is the risk of direct or indirect loss arising from a variety of causes associated with the processes, technology and infrastructure supporting the Fund's activities either internally or externally at the Fund's service provider and from external factors other than credit, liquidity, currency and market risks such as those arising from the legal and regulatory requirements.

The Fund's objective is to manage operational risk so as to balance limiting of financial losses and damage to achieve its investment objective of generating returns to Unitholders.

Geographical Concentration

All the assets and liabilities are distributed within the Kingdom of Saudi Arabia, apart from investments carried at FVTPL which is invested in North America, Belgium and Saudi Arabia.

Interest rate risk

Interest rate risks are the exposures to various risks associated with the effect of fluctuations in the prevailing interest rates on the Fund's financial positions and cash flows.

The Fund's interest rate risk arises mainly from short-term loans and deposits, which are at a fixed interest rate and are not subject to re-pricing on a regular basis.

Interest rate risks are the exposures to various risks associated with the effect of fluctuations in the prevailing interest rates on the Fund's financial positions and cash flows.

The Fund's interest rate risks arise mainly from its borrowings, which are at variable interest rates and the sensitivity analysis is as follows: -

	2025			
	Income Statement		Statement of Owners' Equity	
	Increase 100 points	Reduce 100 points	Increase 100 points	Reduce 100 points
Interest rate swaps				
Cash-flow sensitivity	(13,726,859)	13,726,859	(13,726,859)	13,726,859
	2024			
	Income Statement		Statement of Owners' Equity	
	Increase 100 points	Reduce 100 points	Increase 100 points	Reduce 100 points
Interest rate swaps				
Cash-flow sensitivity	(13,726,859)	13,726,859	(13,726,859)	13,726,859

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

21. EFFECT ON NET ASSET VALUE IF INVESTMENT PROPERTY IS FAIR VALUED

In accordance with the Real Estate Investments Funds Regulations issued by CMA in the Kingdom of Saudi Arabia, the Fund Manager evaluates the Fund's assets based on an average of two valuations prepared by independent valuers. As set out in the terms and conditions of the Fund, net asset value disclosed are based on the market value obtained. However, in accordance with the accounting policy of the Fund, investment and properties under development are recorded at cost less accumulated depreciation and impairment if any in these financial statements. Accordingly, the fair value below is disclosed for information purposes and has not been accounted for in the Fund's books.

The fair value of the investment property and property under development is determined by two appointed valuers i.e., **ABAAD Company** and **VALIE Company** They are certified by the Saudi Authority for Accredited Valuers "Taqeem". As of 31 December, the valuation of investment and development properties is as follows:

2025	First valuation	Second valuation	Average
Investment properties and properties under development	2,375,570,000	2,434,032,000	2,404,801,000
Total	2,375,570,000	2,434,032,000	2,404,801,000
2024	First valuation	Second valuation	Average
Investment properties and properties under development	2,437,690,000	2,315,479,765	2,376,584,882
Total	2,437,690,000	2,315,479,765	2,376,584,882

Management has used the average of the two valuations for the purposes of disclosing the fair value of the investment and development properties.

The investment and development properties were valued taking into consideration number of factors, including the area and type of property and valuation techniques using significant unobservable inputs, including discounted cash flows method and income method, below is an analysis of the development and investment properties fair value versus cost:

	2025	2024
Estimated fair value of investment and development properties based on the average of the two valuations used	2,404,801,000	2,376,584,882
Less: the carrying value of		
-Investment properties	(813,303,168)	(845,076,213)
-Property and equipment	(924,431,212)	(944,590,252)
-Properties under development	(111,066,055)	(69,045,438)
Estimated fair value in excess of book value	556,000,565	517,872,979
Units in issue (numbers)	171,697,101	171,697,101
Additional value per unit based on fair value	3.238	3.016

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

**21. EFFECT ON NET ASSET VALUE IF INVESTMENT PROPERTY IS FAIR VALUED
(CONTINUED)****Net assets attributable to unitholders:**

	<u>2025</u>	<u>2024</u>
Net assets attributable to unitholders as per the financial statements before fair value adjustment	1,159,980,393	1,228,327,754
Estimated fair value in excess of book value	556,000,565	517,872,979
Net assets attributable to unitholders based on fair valuation of investment and properties under development	1,715,980,958	1,746,200,733

Net assets attributable to each unit:

	<u>2025</u>	<u>2024</u>
Book value of net assets attributable to each unit as per the financial statements before fair value adjustment	6.76	7.15
Additional value per unit based on fair value	3.24	3.02
Net assets attributable to each unit at fair value	10.00	10.17

All properties are held in the name of Riyad Real Estate Income Company (the “Company”), or companies owned by the company. The Company is holding these properties for the beneficial ownership of the Fund and does not possess any controlling interest nor cause any risks to the properties.

22. DIVIDENDS

On 25 March 2024, the Fund’s Board of Directors approved the distribution of profits for the six-month period ended on December 31, 2023, amounting to SAR 0.15 per unit totalling SAR 25.754 million, to the unit holders.

On 21 August 2024, the Fund’s Board of Directors approved the distribution of profits for the six-month period ended on June 30, 2024, amounting to SAR 0.15 per unit totalling SAR 25.754 million, to the unit holders.

On 25 March 2025, the Fund’s Board of Directors approved the distribution of profits for the six-month period ended on December 31, 2024, amounting to SAR 0.16 per unit totalling SAR 27.472 million, to the unit holders.

On 25 August 2025, the Fund’s Board of Directors approved the distribution of profits for the six-month period ended on June 30, 2025, amounting to SAR 0.16 per unit totalling SAR 27.472 million, to the unit holders.

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

23. FINANCIAL INSTRUMENTS CLASSIFICATION

All financial assets and financial liabilities are classified under amortised cost as of 31 December 2025 and 31 December 2024 except for the investments carried at FVTPL.

24. FAIR VALUE MEASUREMENT

Financial assets comprise of accounts receivable and other assets. Financial liabilities comprise of unearned rental income and accrued management fees. The fair value of financial assets and financial liabilities is not significantly different from their carrying value.

The following table shows the fair value of disclosed financial instruments and investment properties as at the year-end:

31 December 2025	Level 1 SAR	Level 2 SAR	Level 3 SAR	Total SAR
Investments carried at FVTPL (Note 17)	-	-	695,347,524	695,347,524
Property and equipment	-	-	1,242,429,500	1,242,429,500
Investment property (Note 12)	-	-	1,162,371,500	1,162,371,500
Total	-	-	3,100,148,524	3,100,148,524
31 December 2024	Level 1 SAR	Level 2 SAR	Level 3 SAR	Total SAR
Investments carried at FVTPL (Note 17)	-	-	703,416,645	703,416,645
Property and equipment	-	-	1,247,508,000	1,247,508,000
Investment property (Note 12)	-	-	1,129,076,882	1,129,076,882
Total	-	-	3,080,001,527	3,080,001,527

The fair value of financial instruments that are not quoted 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 classified within Level 2. If one or more significant inputs are not based on observable market data, then the instrument classified within Level 3. Changes in assumptions of These inputs can affect the reported fair value of items in these financial statements and the level within which items are disclosed in the fair value hierarchy.

Financial assets at fair value through profit or loss classified within level 3 include investments in closed-end real estate funds which fair values are determined based on the last recorded net asset value as at the reporting date, as well as unquoted equity instruments which recognized at fair value.

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 such as valuation of investment properties has been made using discounted cash flows method and income capitalization method based on significant unobservable inputs, and accordingly it is classified within Level 3 of the fair value hierarchy. The principal inputs include:

Discount Rates are that reflect current market assessments of uncertainty in the amount and timing of cash flows (the rate used by valuers is 10.00% - 11.00%)

Capitalization Rates are based on the actual 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 7.00% - 8.5%)

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

24. FAIR VALUE MEASUREMENT (CONTINUED)

Future Rental Cash Flows are based on the actual location, type and quality of the properties and supported by the terms of any existing lease or other current contracts or external evidence such as current market rents for similar properties.

Estimated Vacancy Rates are based on current and projected future market conditions after the expiration of the term of any existing lease.

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

25. OPERATING SEGMENTS

The Fund's primary business is conducted in Kingdom of Saudi Arabia. Transactions between the operating segments are on normal commercial terms and conditions. The Fund's total assets and liabilities as of 31 December 2025 and 2024, its total operating income and expenses, and the results for the years then ended, by operating segment:

Comprehensive income	31 December 25			
	Rent	Hotels	Unallocated	Total
Rental Income	80,973,535	-	-	80,973,535
Rooms revenue	-	133,898,252	-	133,898,252
Food and beverages revenue	-	55,170,597	-	55,170,597
Other operating departments	-	5,473,955	-	5,473,955
Rooms cost	-	(28,183,648)	-	(28,183,648)
Food and beverages cost	-	(28,969,545)	-	(28,969,545)
Other operating departments cost	-	(3,177,260)	-	(3,177,260)
Depreciation of property and equipment	-	(20,159,040)	-	(20,159,040)
Investment properties depreciation	(12,739,417)	-	-	(12,739,417)
Gain / (loss) from disposal of investment properties	12,469,289	-	-	12,469,289
Reversal of impairment loss on investment properties	15,497,084	-	-	15,497,084
Gross profit	96,200,491	114,053,311	-	210,253,802
Property management expenses	(3,671,479)	(8,758,441)	-	(12,429,920)
Management fees	(23,814,106)	-	-	(23,814,106)
Custody fees	(100,000)	-	-	(100,000)
Allowance for expected credit losses	(31,079,463)	-	-	(31,079,463)
Other expenses	(4,647,503)	(61,006,987)	-	(65,654,490)
Net operating income	32,887,940	44,287,883	-	77,175,823
Dividend income from investments FVTPL	-	-	7,237,352	7,237,352
Unrealized loss on investment carried at FVTPL	-	-	(8,069,120)	(8,069,120)
Realized gain from derivative instruments at FVTPL	-	-	34,000	34,000
Finance cost	-	-	(91,699,377)	(91,699,377)
Other income	-	-	1,860,258	1,860,258
Net loss for the year	32,887,940	44,287,883	(90,636,887)	(13,461,064)
Other comprehensive income for the year	-	-	-	-
Total comprehensive loss for the year	32,887,940	44,287,883	(90,636,887)	(13,461,064)

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

25. OPERATING SEGMENTS (CONTINUED)

Comprehensive Income	31 December 24			
	Rent	Hotels	Unallocated	Total
Rental Income	63,054,828	-	-	63,054,828
Rooms revenue	-	139,695,377	-	139,695,377
Food and Beverages revenue	-	55,483,939	-	55,483,939
Other operating departments	-	6,237,737	-	6,237,737
Rooms cost	-	(26,223,380)	-	(26,223,380)
Food and Beverages cost	-	(32,537,350)	-	(32,537,350)
Other operating departments cost	-	(2,918,427)	-	(2,918,427)
Depreciation of property and equipment	-	(20,159,040)	-	(20,159,040)
Investment property depreciation	(13,444,788)	-	-	(13,444,788)
Gain / (Loss) from disposal of investment properties	(17,269,241)	-	-	(17,269,241)
Impairment loss on investment properties	(50,239,735)	-	-	(50,239,735)
Gross profit	(17,898,936)	119,578,856	-	101,679,920
Property management expenses	(2,108,355)	(9,672,536)	-	(11,780,891)
Management fees	(27,102,021)	-	-	(27,102,021)
Custody fees	(100,000)	-	-	(100,000)
Allowance for expected credit losses	(4,456,287)	-	-	(4,456,287)
Other expenses	(3,966,071)	(59,736,308)	-	(63,702,379)
Net operating income	(55,631,670)	50,170,012	-	(5,461,658)
Dividend income from investments FVTPL	-	-	29,460,088	29,460,088
Unrealized loss on investment carried at FVTPL	-	-	(125,307,577)	(125,307,577)
Net gain on derivative instruments at FVTPL	-	-	16,545,122	16,545,122
Finance cost	-	-	(103,276,202)	(103,276,202)
Other income	-	-	765,142	765,142
Net loss for the year	(55,631,670)	50,170,012	(181,813,427)	(187,275,085)
Other comprehensive income for the year	-	-	-	-
Total comprehensive loss for the year	(55,631,670)	50,170,012	(181,813,427)	(187,275,085)

RIYAD REIT FUND**(Managed by Riyad Capital)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****For the year ended 31 December 2025**

(All amounts in SAR)

26. CHANGES IN FUNDS TERMS AND CONDITIONS

The Fund announced the update of the terms and conditions on 8 Dhu al-Hijjah 1446, corresponding to 4 June 2025.

27. COMPARATIVE FIGURES

Certain comparative figures for the year ended December 31, 2024, have been restatements to conform with the presentation for the current year.

The changes made are as shown in the following table:

As of 31 December, 2024	Before adjustment	Adjustment	After adjustment
Statement of Financial Position			
Property and equipment	-	944,590,252	944,590,252
Investment properties	1,789,666,465	(944,590,252)	845,076,213
Statement of Comprehensive Income			
Depreciation of Property and equipment	-	(20,159,040)	(20,159,040)
Investment properties depreciation	(33,603,828)	20,159,040	(13,444,788)
Statement of Cash flows			
Depreciation of Property and equipment	-	20,159,040	20,159,040
Investment properties depreciation	33,603,828	(20,159,040)	13,444,788
As of 1 January, 2024			
Statement of Financial Position			
Property and equipment	-	1,047,723,295	1,047,723,295
Investment properties	2,034,106,845	(1,047,723,295)	986,383,550

The above restatement does not have any impact on the total assets, total liability, net assets value, gross profit or net income of the Fund.

28. SIGNIFICANT EVENTS

On 7 July 2025, the Fund announced the signing of a sale agreement for its property located in Dallas, Texas, USA, with expected sale proceeds of SAR 252 Million.

As of the date of these financial statements, the agreement remains subject to the fulfillment of certain condition specified in the signed agreement. Consequently, no financial impact or sale proceeds related to this agreement have been recognized in the current year.

29. LAST VALUATION DAY

The last valuation day of the year was 31 December 2025.

30. APPROVAL OF FINANCIAL STATEMENTS

These financial statements were approved by the Fund's Board of Directors on 10 Shawal 1447 corresponding to 29 March 2026.



الرياض ريت
Riyad Reit