

صندوق الاستثمار اريك ريت المتنوع
Alistithmar AREIC Diversified REIT Fund



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Factsheet – Q2 2026

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ISIN Code: SA1620523V54 | Symbol: 4350

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Fund Objective:

The Fund aims to invest in real estate assets inside or outside the Kingdom of Saudi Arabia that are capable of generating periodic rental income, and to distribute at least 90% of the Fund's net profits annually on a semi-annual basis.

Fund Information	
Fund Size	ﷲ 1,210,000,000
Initial Offering	ﷲ 185,000,000
In-kind Investment	ﷲ 420,000,000
Financing (Shariah Compliant)	ﷲ 605,000,000
Borrowing % of Fund's Total Asset Value	45.76%
Financing tenor	7 Years
Financing Due Date	July-2030
Use of Financing	To acquire real estate assets of the REIT Fund
Acquisition during the Period	-
Initial Unit Price	ﷲ 10
Unit Price as (Tadawul)	ﷲ 6.98
Number of Units	60,500,000
Listing Date	04-September-2024
Number of Assets	7 Assets
Fund Tenor	99 years
Fund Manager's Investment in the Fund	-
Dividend Policy	Minimum 90% of net income
Dividend Distribution Frequency	Twice a year, semi-annually
Valuation Frequency	Twice a year
Risk Level	High

Fund Update(s)
Signed a commercial guarantee agreement pursuant to which the Guarantor irrevocably and unconditional undertakes to provide a guarantee in favour of the Fund consisting an annual minimum net operating income guarantee for the Somerset Downtown Al Khobar in the amount of Seventeen million five hundred thousand (17,500,000) Saudi Riyals. The guarantee covers the period starting from 1 October 2025 for four (4) years validity following the start date. In the event that net operating income falls below such threshold in any year during the guarantee period, the Guarantor shall pay the shortfall to the Fund in accordance with the terms of the guarantee agreement.

Fund Assets (Real Estate Properties)		
Assets Name	% of Total Asset	Occupancy
Galleria Mall	22.72%	95%
Citadine Hotel	21.76%	72%
Somerset Hotel	20.52%	62%
The Roof	20.87%	100%
Corniche Plaza	9.66%	97%
Masha'el Warehouse	3.05%	100%
Saudi Ericsson Building	1.41%	100%
Total	100%	

Table Illustrating the Total Expenses, Fees and Charges for the period

Description	Value (ﷲ)	% of Asset Value	Cap Limits
Fund Management Fees*	1,495,890	0.1288%	0.50% of the total value of the Fund's assets
Finance Cost	10,441,952	0.8988%	The Fund shall bear all financing costs, fees, expenses and expenses related to arranging and structuring the Fund's financing
Custody Fees	11,168	0.0010%	0.02% of NAV, not less than ﷲ 150,000
Audit fees	13,712	0.0012%	ﷲ 45,000 annually
Shariah Supervision Fees	4,986	0.0004%	ﷲ 20,000 annually
Fund Board Fees	9,973	0.0009%	ﷲ 20,000 for each independent member
CMA and Tadawul Fees	174,521	0.0150%	ﷲ 712,500
Real Estate Independent Valuers Fees	63,575	0.0055%	The Fund shall bear all the costs of real estate valuers at the prevailing market rate.
Property Manager Fees	648,219	0.0558%	ﷲ 2,600,000 annually
Operational Expenses (Property Level)	10,678,096	0.9192%	
Other Fees	64,675	0.0056%	Not exceeding 0.60% of total asset value
Total Fees before Depreciation	23,606,767	2.03%	
Depreciation	8,309,438	0.72%	
Total Expenses	31,916,204	2.75%	

* Fund Management Fees is calculated based on the fair value of assets.

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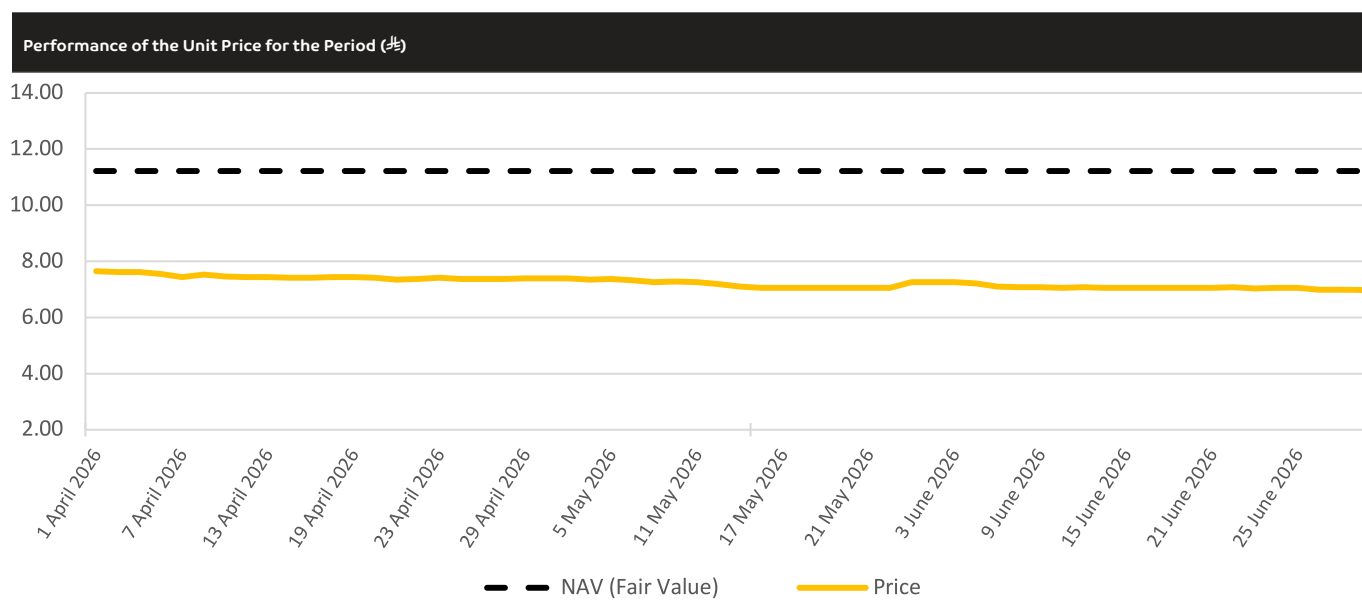
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Financial Overview *		Dividends Distribution for the Relevant Quarter	
Rental Income During the Period	ﷲ 26,270,993	Total Distributed Profit During the Period	-
Net Income / (Loss) (Excl. Depreciation & Provision) *	ﷲ 3,209,976	Number of Units	60,500,000
Net Income / (Loss) (Incl. Depreciation & Provision) *	ﷲ (5,099,462)	Distribution per Unit	-
Total Asset Value	ﷲ 1,161,734,952	Eligibility to cash dividends distributed during the reporting quarter	NA
Net Asset Value	ﷲ 504,180,152	Distribution percentage of the NAV	-
Number of Units	60,500,000		
Relevant Quarter Rental Income over Market Capitalization**	6.22%		
NAV per Unit (Book Value)	ﷲ 8.33		
Percentage of Fund Cost / Total Asset Value	2.75%		
Fund net assets value per unit (at fair value)	ﷲ 11.22		

* Unreviewed for the period,

** Market capitalization = No. of units multiplied by Market price as on 30.06.2026



Dividends Chart for the same quarter of the previous year

Not applicable for the period.

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