Alistithmar AREIC Diversified REIT Fund

Close-Ended Real Estate Investment Traded Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)

Condensed Interim Financial Statements (Unaudited)
For the six-month period ended 30 June 2026
Together with the
Independent Auditor's Review Report to the Unitholders

PKF Al-Bassam
Chartered Accountants

INDEPENDENT AUDITOR'S REVIEW REPORT ON THE CONDENSED INTERIM FINANCIAL STATEMENTS

TO THE UNITHOLDERS OF ALISTITHMAR AREIC DIVERSIFIED REIT FUND
A CLOSE-ENDED REAL ESTATE INVESTMENT TRADED FUND
(MANAGED BY ALISTITHMAR FOR FINANCIAL SECURITIES AND BROKERAGE COMPANY)

INTRODUCTION

We have reviewed the accompanying condensed interim financial statements of Alistithmar AREIC Diversified REIT Fund (the "Fund") managed by Alistithmar for Financial Securities and Brokerage Company (the "Fund Manager") as of 30 June 2026 which comprises:

- The condensed interim statement of financial position as at 30 June 2026;
- The condensed interim statements of profit or loss and other comprehensive income for the six-months period then ended;
- The condensed interim statement of changes in net assets attributable to the unitholders for the six-months period then ended;
- The condensed interim statement of cash flows for the six-months period then ended; and
- The notes to the condensed interim financial statements.

The Fund Manager is responsible for the preparation and presentation of these condensed interim financial statements in accordance with International Accounting Standard 34 - "Interim Financial Reporting" ("IAS 34") that is endorsed in the Kingdom of Saudi Arabia. Our responsibility is to express a conclusion on these condensed interim financial statements based on our review.

SCOPE OF REVIEW

We conducted our review in accordance with International Standard on Review Engagement 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", that is endorsed in the Kingdom of Saudi Arabia. A review of condensed interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim financial statements are not prepared, in all material respects, in accordance with IAS 34 that is endorsed in the Kingdom of Saudi Arabia.

PKF Al-Bassam
Chartered Accountants

Ibrahim Albassam
Certified Public Accountant
License No. 337
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27 Safar 1448H
Corresponding to: 10 August 2026

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Alistithmar AREIC Diversified REIT Fund
Close-Ended Real Estate Investment Traded Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)
CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION
As at 30 June 2026
(Amounts in Saudi Arabian Riyals)

	Note	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
ASSETS			
Cash and cash equivalents	4	**64,231,114**	58,388,787
Accounts receivables, net	5	**18,060,440**	14,985,279
Due from a related party	13	**24,836,943**	7,923,838
Other assets		**129,432**	129,432
Investment properties, net	6	**607,816,113**	614,327,685
Properties and equipment, net	7	**445,334,768**	454,942,788
Right of use asset, net	8	**23,793,210**	24,201,181
TOTAL ASSETS		**1,184,202,020**	1,174,898,990
LIABILITIES			
Management fee payable	13	**3,383,000**	3,370,000
Unearned rental income	9	**13,822,949**	13,150,747
Accrued expenses and other liabilities		**7,501,775**	9,216,775
Lease liabilities under right of use asset	8	**27,274,115**	26,413,398
Murabaha facility	10	**605,107,423**	605,110,331
TOTAL LIABILITIES		**657,089,262**	657,261,251
Net assets value (equity) attributable to the Unitholders		**527,112,758**	517,637,739
Units in issue *(numbers)*		**60,500,000**	60,500,000
Net assets value (equity) attributable to each unit at Book value		**8.71**	8.56

The accompanying notes 1 to 19 form an integral part of these condensed interim financial statements.

Alistithmar AREIC Diversified REIT Fund
Close-Ended Real Estate Investment Traded Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)

CONDENSED INTERIM STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (UNAUDITED)

For the six-month period ended 30 June 2026
(Amounts in Saudi Arabian Riyals)

	Notes	For the six-month period ended 30 June 2026	For the six-month period ended 30 June 2025
INCOME			
Rental revenue and hotels revenue		**72,906,527**	60,196,995
Special commission income		**961,164**	1,285,803
Total income		**73,867,691**	61,482,798
EXPENSES			
Depreciation of investment properties	6	**(6,511,572)**	(6,511,572)
Depreciation of properties and equipment	7	**(9,608,020)**	(9,555,786)
Depreciation of right of use asset	8	**(407,971)**	(407,971)
Finance cost of lease liabilities under right of use asset	8	**(860,717)**	(833,550)
Finance cost incurred on murabaha facility	10	**(19,968,600)**	(21,851,313)
(Charged) / Reversal for expected credit losses	5-1	**(527,160)**	1,107,930
Management fees	12,13	**(3,383,000)**	(3,398,000)
Custody fees		**(74,384)**	(74,384)
Property management fees	13	**(1,289,315)**	(1,289,315)
Other expenses	11	**(21,761,933)**	(16,510,231)
Total expenses		**(64,392,672)**	(59,324,192)
NET INCOME FOR THE PERIOD		**9,475,019**	2,158,606
Other comprehensive income		-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		**9,475,019**	2,158,606
EARNING PER UNIT			
Weighted average number of units in issue		**60,500,000**	60,500,000
Earnings per unit (basic and diluted)		**0.16**	0.04

The accompanying notes 1 to 19 form an integral part of these condensed interim financial statements.

Alistithmar AREIC Diversified REIT Fund
Close-Ended Real Estate Investment Traded Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)

CONDENSED INTERIM STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO THE UNITHOLDERS (UNAUDITED)

For the six-month period ended 30 June 2026
(Amounts in Saudi Arabian Riyals)

	Note	**For the six-month period ended 30 June 2026**	For the six-month period ended 30 June 2025
Net assets value (Equity) attributable to the Unitholders at the beginning of the period		**517,637,739**	582,990,835
Total comprehensive income for the period		**9,475,019**	2,158,606
Distribution during the period	16	**-**	(22,990,000)
Net assets value (Equity) attributable to the Unitholders at the end of the period		**527,112,758**	562,159,441

The accompanying notes 1 to 19 form an integral part of these condensed interim financial statements.

Alistithmar AREIC Diversified REIT Fund
Close-Ended Real Estate Investment Traded Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)
CONDENSED INTERIM STATEMENT OF CASH FLOWS (UNAUDITED)
For the six-month period ended 30 June 2026
(Amounts in Saudi Arabian Riyals)

	Note	**For the six-month period ended 30 June 2026**	For the six-month period ended 30 June 2025
Cash flows from operating activities			
Net income for the period		**9,475,019**	2,158,606
Adjustment to reconcile net loss to net cash generated from operating activities:			
Depreciation of investment properties	6	**6,511,572**	6,511,572
Depreciation of properties and equipment	7	**9,608,020**	9,555,786
Depreciation of right of use asset	8	**407,971**	407,971
Finance cost of lease liabilities under right of use asset	8	**860,717**	833,550
Finance cost incurred on murabaha facility	10	**19,968,600**	21,851,313
Change / (reversal) for expected credit losses	5-1	**527,160**	(1,107,930)
		47,359,059	40,210,868
Changes in operating assets & liabilities:			
Accounts receivables		**(3,602,321)**	15,019,322
Due from a related party		**(16,913,105)**	(17,558,620)
Management fee payable		**13,000**	1,168,000
Unearned rental income		**672,202**	(2,740,767)
Accrued expenses and other liabilities		**(1,715,000)**	(3,502,852)
Net cash generated from operating activities		**25,813,835**	32,595,951
Cash flows from financing activities:			
Finance cost paid	10	**(19,971,508)**	(21,381,851)
Distribution paid during the period	16	**-**	(22,990,000)
Net cash used in financing activities		**(19,971,508)**	(44,371,851)
Change in cash and cash equivalents during the period		**5,842,327**	(11,775,900)
Cash and cash equivalents at the beginning of the period		**58,388,787**	76,160,155
Cash and cash equivalents at the end of the period		**64,231,114**	64,384,255

The accompanying notes 1 to 19 form an integral part of these condensed interim financial statements.

1. THE FUND AND ITS ACTIVITIES

Alistithmar AREIC Diversified REIT Fund (the Fund) is a closed-ended public sharia-compliant real estate investment traded fund whose units are traded in Tadawul (the main market) with the code (4350), and commenced trading on Tadawul date 04 September 2024. It was established in the Kingdom of Saudi Arabia under the Real Estate Investment Funds Regulations.

The Fund aims to invest in real estate assets inside or outside the Kingdom of Saudi Arabia that are capable of achieving periodic rental income and distribute at least 90% of the Fund's net profits. The Fund may secondarily invest the Fund's assets in real estate development projects (if the Fund Manager deems appropriate) provided that:

- The Fund's assets invested in developed real estate assets that generate periodic income shall not be less than (75%) of the total value of the Fund's assets according to the latest audited financial statements.
- The Fund shall not invest its assets in white lands.

The Fund has been certified as a Sharia compliant REIT by the Sharia Supervision Committee appointed for this investment fund.

The Fund is managed by Alistithmar for Financial Securities and Brokerage Company (Alistithmar Capital), which is a Saudi closed joint stock Company under Unified Number 7001536973 dated 08 Rajab 1428H (corresponding to 22 July 2007G) and licensed as a "Capital Market Institution" under the license of the Capital Market Authority No. 11156-37, whose registered postal address is P.O Box 6888 Postal Code 11452 Kingdom of Saudi Arabia.

All real estate properties, contractual agreements, and bank accounts of Alistithmar AREIC Diversified REIT Fund are registered in the name of Hifz Alforas Company Real Estate (the "SPV"). The SPV holds legal title to these assets solely for the beneficial ownership of the Fund and holds no controlling interest or financial stake therein.

2. REGULATORY AUTHORITY

The Fund is governed by the Real Estate Investment Funds Regulations issued by the Capital Market Authority.

3. BASIS OF PREPARATION

3.1 Statement of compliance

These interim condensed financial statements have been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting" as endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organization for Chartered and Professional Accountants (SOCPA). They should be read in conjunction with the Fund's most recent annual financial statements for the year ended December 31, 2025. These interim condensed financial statements do not typically include all the information required to prepare the complete set of financial statements, but specific accounting policies and explanatory notes are included to explain significant events and transactions since 31 December 2025.

Furthermore, the results for the six-month period ended 30 June 2026, are not necessarily indicative of the results that may be expected for the fiscal year ending 31 December 2026.

3.2 Basis of measurement

These condensed interim financial statements have been prepared under the historical cost basis, using accrual basis of accounting.

3. BASIS OF PREPARATION (CONTINUED)

3.3 Functional and presentation currency

These condensed interim financial statements are presented in Saudi Riyals, which is the functional and presentation currency of the Fund.

3.4 Significant accounting judgments, estimates and assumptions

The preparation of these condensed interim financial statements requires Fund Manager to make judgements, estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the result of which form the basis of making the judgments about the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The significant judgements made by the Fund Manager in applying the Fund' accounting policies and the key sources of estimation uncertainty were the same as those described in the last annual financial statements.

3.5 Going concern

The Fund Manager has made an assessment of the Fund's ability to continue as a going concern and is satisfied that the Fund has the resources to continue in business for the foreseeable future. Furthermore, the management is not aware of any material uncertainties that may cast significant doubt on the Fund's ability to continue as a going concern.

3.6 Summary of material accounting policies

The accounting policies adopted in the preparation of these condensed interim financial statements are consistent with those followed in the preparation of the Fund's annual financial statements for the year ended 31 December 2025.

3.7 New amended standards and interpretations:

a) New IFRS standards, IFRIC interpretations and amendments thereof, adopted by the Fund

The following amendments to IFRS Accounting Standards became effective for annual reporting periods beginning on or after 1 January 2026 and have been adopted by the Fund, as applicable. These amendments did not have a material impact on the Fund's condensed interim financial statements.

Standards / Amendments	Description	Effective from periods beginning on or after the following date
Amendments to IFRS 9 and IFRS 7	Classification and measurement of Financial Instruments	1 January 2026
IFRS Accounting Standards - Volume 11	Annual improvements to IFRS Accounting Standards	1 January 2026

3. BASIS OF PREPARATION (CONTINUED)

3.7 New amended standards and interpretations (continued)

b) New IFRS standards, IFRIC interpretations and amendments thereof issued but not yet effective

The following new standards, amendments and revisions to existing standards, which were issued by IASB but not yet effective are listed below. The Fund intends to adopt these standards when they become effective.

Standards / Amendments	Description	Effective from periods beginning on or after the following date
Amendments to IFRS 10 and IAS 28	Sale or contribution of assets between investor and its associate or joint venture	Effective date deferred indefinitely
IFRS 19	Reducing subsidiaries` disclosures	1 January 2027
IAS 21	Translation to Hyperinflationary Presentation Currency	1 January 2027
IFRS 18 Presentation and Disclosure in Financial Statements	Replaces IAS 1 and introduces new requirements for classifying income and expenses into defined categories and disclosing of management-defined performance measures.	1 January 2027

The management is currently evaluating the potential impact of above standards and amendments on the fund's financial statements.

4. CASH AND CASH EQUIVALENTS

	Note	30 June 2026 (Unaudited)	31 December 2025 (Audited)
Money market placement with original maturity of 3 months	4-1	**60,000,000**	-
Cash at bank	4-2	**4,166,114**	58,323,787
Cash in hand		**65,000**	65,000
		64,231,114	58,388,787

4-1 Money market placement are with a local bank having (A-) credit rating.

4-2 Cash in current accounts are held with local banks. The Fund does not earn profit on these current accounts.

5. ACCOUNTS RECEIVABLE, NET

	Note	30 June 2026 (Unaudited)	31 December 2025 (Audited)
Rent receivable		**18,506,741**	15,551,693
Hotel receivable		**4,829,863**	4,182,590
Less: Provision for expected credit losses	5-1	**(5,276,164)**	(4,749,004)
Balance at the end of the period / year		**18,060,440**	14,985,279

5. ACCOUNTS RECEIVABLE, NET (CONTINUED)

5-1 The movement in provision for expected credit losses is as following:

	For the six-month period ended 30 June 2026 (Unaudited)	For the six-month period ended 30 June 2025 (Unaudited)
Balance at the beginning of the period	**4,749,004**	2,650,934
Charged/ (Reversal) during the period	**527,160**	(1,107,930)
Balance at the end of the period	**5,276,164**	1,543,004

6. INVESTMENT PROPERTIES, NET

The Fund owns 5 investment properties:

(i) Galleria Mall: Galleria Mall is a commercial complex located in Jubail Industrial city consisting of many brands.

(ii) The Roof: The Roof is commercial complex located in the city of Riyadh. It consists of a hypermarket, cinemas and contains some stores. The investment property was mortgaged to local bank against Murabaha facility.

(iii) Corniche Plaza: Corniche Plaza is a commercial complex located in city of Dammam and consists of a number of commercial showrooms and contains administrative offices. The investment property was mortgaged to local bank against Murabaha facility.

(iv) Al-Mashael Warehouse: Al-Mashel is a warehouse located in the south of Riyadh and contains administrative offices. The investment property was mortgaged to local bank against Murabaha facility.

(v) Saudi Ericsson Building: Saudi Ericsson building is located in the heart of Riyadh on Salah Al-Din Al-Ayyubi Road adjacent to many government facilities and hospitals and leased as the headquarters of a company. The investment property was mortgaged to local bank against Murabaha facility.

6-1 All properties are held in the name Hifz Alforas Company Real Estate, which serves as a Special Purpose Vehicle (SPV). The SPV holds these properties for the Fund and does not possess any controlling rights or stake in them;

6-2 The Fund charge depreciation on building over 40 years or rental period whichever is earlier.

6-3 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 at 30 June 2026, according to the periodic valuation reports submitted by independent valuers of the Fund, there was no decline in the value of investment property.

6-5 As at 30 June 2026, investment properties represent the properties that were initially recognized at their fair value and are subsequently measured at cost less accumulated depreciation and impairment.

6. INVESTMENT PROPERTIES, NET (CONTINUED)

The break-up of the cost of investment properties is as follows:

	30 June 2026 (Unaudited)			
	Land	**Buildings (Free Hold)**	**Buildings on Lease Hold Land**	**Total**
Cost:				
Balance at the beginning of the period	**183,498,279**	**194,643,295**	**256,214,700**	**634,356,274**
Balance at the end of period	**183,498,279**	**194,643,295**	**256,214,700**	**634,356,274**
Accumulated depreciation:				
Balance at the beginning of the period	**-**	**(7,179,465)**	**(12,849,124)**	**(20,028,589)**
Charged during the period	**-**	**(2,413,043)**	**(4,098,529)**	**(6,511,572)**
Balance at the end of period	**-**	**(9,592,508)**	**(16,947,653)**	**(26,540,161)**
Net book value	**183,498,279**	**185,050,787**	**239,267,047**	**607,816,113**

	31 December 2025 (Audited)			
	Land	Buildings (Free Hold)	Buildings on Lease Hold Land	Total
Cost:				
Balance at the beginning of the year	183,498,279	194,643,295	256,214,700	634,356,274
Balance at the end of year	183,498,279	194,643,295	256,214,700	634,356,274
Accumulated depreciation:				
Balance at the beginning of the year	-	(2,313,383)	(4,584,134)	(6,897,517)
Charged during the year	-	(4,866,082)	(8,264,990)	(13,131,072)
Balance at the end of year	-	(7,179,465)	(12,849,124)	(20,028,589)
Net book value	183,498,279	187,463,830	243,365,576	614,327,685

In accordance with Article 8 of the Real Estate Investment Traded Funds Instructions issued by CMA, the Fund Manager assesses the Fund's real estate values by appointing two independent evaluators to determine the market values in conformity with the International Valuation Standards Council's International Valuation Standards.

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

	Note	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Mortgaged investment properties	10	**368,549,066**	370,962,109
Unmortgaged investment properties		**239,267,047**	243,365,576
		607,816,113	614,327,685

7. PROPERTIES AND EQUIPMENT, NET

The Fund owns 2 hotels:

(i) **Citadine Hotel:** The Fund acquired five stars Citadine Hotel in Abha. It is located on King Fahad Road next to Asir Mall. The investment property was mortgaged to local bank against Murabaha facility.

(ii) **Somerset Hotel:** Somerset Hotel is a four-star hotel in Khobar located near the commercial complexes and Khobar Corniche. The investment property was mortgaged to local bank against Murabaha facility

7.1 All properties are held in the name Hifz Alforas Company Real Estate , which serves as a Special Purpose Vehicle (SPV). The SPV holds these properties for the Fund and does not possess any controlling rights or stake in them;

7.2 The Fund charge depreciation on building over 40 years;

7.3 The Fund charge depreciation on furniture & equipment over 4 years;

7.4 The Fund manager reviews its properties and equipment on a regular basis for any impairment. An impairment loss is recognized for the amount in which the carrying amount of the properties and equipment exceeds its recoverable amount, which is the higher of the assets' fair value less costs to sell and value in use. As at 30 June 2026, according to the periodic valuation reports submitted by independent valuers of the Fund, there was no decline in the value of properties and equipment;

7.5 As at 30 June 2026, properties and equipment represent the properties that were initially recognized at their fair value and are subsequently measured at cost less accumulated depreciation and impairment;

The break-up of the properties and equipment is as follows:

	30 June 2026 (Unaudited)			
	Land	**Buildings**	**Furniture & Equipment**	**Total**
Cost:				
Balance at the beginning of the period	**53,114,250**	**392,000,844**	**38,301,073**	**483,416,167**
Balance at the end of period	**53,114,250**	**392,000,844**	**38,301,073**	**483,416,167**
Accumulated depreciation:				
Balance at the beginning of the period	-	**(14,459,048)**	**(14,014,331)**	**(28,473,379)**
Charged during the period	-	**(4,859,736)**	**(4,748,284)**	**(9,608,020)**
Balance at the end of period	-	**(19,318,784)**	**(18,762,615)**	**(38,081,399)**
Net book value	**53,114,250**	**372,682,060**	**19,538,458**	**445,334,768**

7. PROPERTIES AND EQUIPMENT, NET (CONTINUED)

	31 December 2025 (Audited)			
	Land	Buildings	Furniture & Equipment	Total
Cost:				
Balance at the beginning of the year	53,114,250	392,000,844	37,879,732	482,994,826
Additions during the year	-	-	421,341	421,341
Balance at the end of year	53,114,250	392,000,844	38,301,073	483,416,167
Accumulated depreciation:				
Balance at the beginning of the year	-	(4,659,027)	(4,502,099)	(9,161,126)
Charged during the year	-	(9,800,021)	(9,512,232)	(19,312,253)
Balance at the end of year	-	(14,459,048)	(14,014,331)	(28,473,379)
Net book value	53,114,250	377,541,796	24,286,742	454,942,788

In accordance with Real Estate Investment Funds Regulations, the Fund Manager assesses the Fund's real estate values by appointing two independent evaluators to determine the market values in conformity with the International Valuation Standards Council's International Valuation Standards.

The carrying value of mortgaged and unmortgaged properties and equipment is as follows:

	Note	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Mortgaged properties and equipment	10	**445,334,768**	454,942,788
Unmortgaged properties and equipment		**-**	-
		445,334,768	454,942,788

8. RIGHT-OF-USE ASSET AND LEASE LIABILITIES UNDER RIGHT OF USE ASSET

The usufruct contracts consist of the real estate of Galleria Mall which is a commercial complex located in Jubail Industrial City consisting of many brands. It also contains a hypermarket and a cinema.

Right of use asset	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Cost:		
Balance at the beginning of the period / year	**25,503,794**	25,503,794
Balance at the end of the period / year	**25,503,794**	25,503,794
Accumulated depreciation:		
Balance at the beginning of the period / year	**(1,302,613)**	(479,910)
Charge for the period / year	**(407,971)**	(822,703)
Balance at the end of the period / year	**(1,710,584)**	(1,302,613)
Net book value	**23,793,210**	24,201,181

8. RIGHT-OF-USE ASSET AND LEASE LIABILITIES UNDER RIGHT OF USE ASSET (CONTINUED)

Lease liabilities under right of use asset:

	30 June 2026 (Unaudited)	31 December 2025 (Audited)
Balance at the beginning of the period / year	**26,413,398**	25,595,363
Finance cost charged during the period / year	**860,717**	1,680,915
Paid during the period / year	**-**	(862,880)
Balance at the end of the period / year	**27,274,115**	26,413,398

9. UNEARNED RENTAL INCOME

	30 June 2026 (Unaudited)	31 December 2025 (Audited)
Balance at the beginning of the period / year	**13,150,747**	16,218,529
Invoices issued during the period / year	**32,696,026**	57,897,600
Revenue recognized during the period / year	**(32,023,824)**	(60,965,382)
Balance at the end of the period / year	**13,822,949**	13,150,747

10. MURABAHA FACILITY

Hifz Alforas Company Real Estate (SPV) has obtained Islamic financing facilities with local bank amounting to SAR 605,000,000 for the purpose of financing the investment properties of the Fund. The loan carries a profit rate at SAIBOR + margin, the loan is due for repayment on 07 July 2030.

The balance of the loan as at 30 June 2026 amounted to SAR 605,000,000 (31 December 2025: 605,000,000) and the value of the accrued financing costs due for this loan as at 30 June 2026 amounted to SAR 107,423 (31 December 2025: 110,331).

The loans are guaranteed by a promissory note amounted to SAR 605,000,000 (31 December 2025: 605,000,000), and also by a mortgage on properties as at 30 June 2026 amounted to SAR 813,883,834 (31 December 2025: 825,904,897), (Note 6&7).

The following is a statement of the movement in the Murabaha facility balance during the period:

	30 June 2026 (Unaudited)	31 December 2025 (Audited)
Balance at the beginning of the period / year	**605,110,331**	605,122,388
Finance cost charged during the period / year	**19,968,600**	42,978,967
Paid during the period / year	**(19,971,508)**	(42,991,024)
Balance at the end of the period / year	**605,107,423**	605,110,331

11. OTHER EXPENSES

	Note	**For the six-month period ended 30 June 2026 (Unaudited)**	For the six-month period ended 30 June 2025 (Unaudited)
Hotels expenses		**16,821,913**	13,602,850
Facility management fee		**2,780,135**	-
Utilities charges		**1,373,915**	1,333,985
Registration and listing fees		**347,123**	347,123
Legal & professional fee		**235,881**	325,064
Fund board fee	13	**19,836**	19,836
Others		**183,130**	881,373
		21,761,933	16,510,231

12. MANAGEMENT AND OTHER FEES

Management fees: The Fund Manager shall receive annual fees equivalent to 0.5% of the total value of the Fund's assets, calculated and paid on a semi-annual basis.

Financing arrangement fees: The Fund shall bear an arrangement fee equivalent to 0.5% of the value of the financing to be obtained by the Fund, which shall be paid to the Fund Manager in return for arranging financing loans for the Fund to be used to cover the costs of acquisition, development and operation of the Fund. The arrangement fee shall apply to the financing to be obtained for the benefit of the Fund. In any case, the arrangement fee shall not exceed 3,500,000 Saudi riyals.

Transaction fees: The Fund Manager shall receive 0.5% of the special selling price for each real estate asset sold by the Fund. It shall also receive 0.5% of the special purchase price for each real estate asset purchased by the Fund in return for the Fund Manager conducting the necessary investigation, negotiating the terms of purchase or sale, and completing the process.
Dealing fees shall be due after the completion of the purchase or sale of each real estate asset. The transaction fees will be applied to the purchase of the initial real estate assets, which will be calculated on the basis of the acquisition price of the initial real estate assets.

13. RELATED PARTY TRANSACTIONS AND BALANCES

Related parties to the Fund include Alistithmar for Financial Securities and Brokerage Company (Fund Manager), shareholders and Board members. In the ordinary course of its activities, the Fund transacts business with related parties and any party that has the ability to control another party or exercise a material influence over it in making financial or operational decisions.

13. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

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

Transactions with related parties:

Related Party	Nature	For the six-month period ended 30 June 2026 (Unaudited)	For the six-month period ended 30 June 2025 (Unaudited)
Alistithmar for Financial Securities and Brokerage Company	Management fees	**3,383,000**	3,398,000
Almutlaq Real Estate Investment Company	Collections received on behalf	**7,607,600**	16,080,772
	Expense paid on behalf	**5,731,121**	6,249,342
	Guarantee net operating income – Citadine Hotel	**12,352,544**	9,016,505
	Guarantee net operating income – Somerset Hotel	**10,254,386**	-
	Property management fees	**1,289,315**	1,289,315
Fund Board	Independent members	**19,836**	19,836

Balances with related parties:

Related Party	Nature	30 June 2026 (Unaudited)	31 December 2025 (Audited)
Alistithmar for Financial Securities and Brokerage Company	Management fees payable	**(3,383,000)**	(3,370,000)
Almutlaq Real Estate Investment Company	Operational transactions	**24,836,943**	7,923,838
Fund Board	Independent members	**(19,836)**	(40,000)

The Fund, during its normal business cycle, conducts transactions with related parties. Transactions with related parties are subject to restrictions set by the Terms and Conditions. All transactions with related parties are disclosed to the fund's board of directors.

14. SEGMENT REPORTING

The Fund has two reportable segments, as described below, which are the Fund's strategic business units. These strategic business units offer different services, and are managed separately because they require different management and marketing strategies. For each of the strategic business units, the Fund Manager reviews internal management reports on at least a quarterly basis.

The following summary describes the operations in each of the Fund's reportable segments:

Rental	This comprises of Investment properties namely Galleria Mall, Corniche Plaza, The Roof, Al Mashail Warehouse and Saudi Ericsson building
Hotels	This comprises of Citadines and Somerset Hotel
Unallocated	Comprises of any other classes not mentioned above

14. SEGMENT REPORTING (CONTINUED)

The summary of the comprehensive income of these segments is as below:

	For the six-month period ended 30 June 2026 (Unaudited)			
	Rental	**Hotels**	**Unallocated**	**Total**
Rental revenue and hotels revenue	**32,023,824**	**40,882,703**	**-**	**72,906,527**
Special commission income	**-**	**-**	**961,164**	**961,164**
Depreciation of investment properties and hotel properties	**(6,511,572)**	**-**	**-**	**(6,511,572)**
Depreciation of properties and equipment	**-**	**(9,608,020)**	**-**	**(9,608,020)**
Depreciation of right of use asset	**(407,971)**	**-**	**-**	**(407,971)**
Finance cost of lease liabilities under right of use asset	**(860,717)**	**-**	**-**	**(860,717)**
Finance cost incurred on murabaha facility	**-**	**-**	**(19,968,600)**	**(19,968,600)**
Charged / (Reversal) for expected credit losses	**377,123**	**(904,283)**	**-**	**(527,160)**
Management fees	**-**	**-**	**(3,383,000)**	**(3,383,000)**
Custody fees	**-**	**-**	**(74,384)**	**(74,384)**
Property management fees	**(920,939)**	**(368,376)**	**-**	**(1,289,315)**
Other expenses	**(4,154,050)**	**(16,821,913)**	**(785,970)**	**(21,761,933)**
Net profit / (loss)	**19,545,698**	**13,180,111**	**(23,250,790)**	**9,475,019**

	For the six-month period ended 30 June 2025 (Unaudited)			
	Rental	Hotels	Unallocated	Total
Rental revenue and hotels revenue	31,916,124	28,280,871	-	60,196,995
Special commission income	-	-	1,285,803	1,285,803
Depreciation of investment properties	(6,511,572)	-	-	(6,511,572)
Depreciation of properties and equipment	-	(9,555,786)	-	(9,555,786)
Depreciation of right of use asset	(407,971)	-	-	(407,971)
Finance cost of lease liabilities under right of use asset	(833,550)	-	-	(833,550)
Finance cost incurred on murabaha facility	-	-	(21,851,313)	(21,851,313)
Provision for expected credit losses	-	1,107,930	-	1,107,930
Management fees	-	-	(3,398,000)	(3,398,000)
Custody fees	-	-	(74,384)	(74,384)
Property management fees	(920,939)	(368,376)	-	(1,289,315)
Other expenses	(2,086,235)	(13,602,850)	(821,146)	(16,510,231)
Net profit / (loss)	21,155,857	5,861,789	(24,859,040)	2,158,606

14. SEGMENT REPORTING (CONTINUED)

The summary of the financial position of these segments is as below:

	As at 30 June 2026 (Unaudited)			
	Rental	**Hotels**	**Unallocated**	**Total**
Cash and cash equivalents	**8,366,445**	**5,114,742**	**50,749,927**	**64,231,114**
Accounts receivables, net	**15,144,800**	**2,915,640**	**-**	**18,060,440**
Due from a related party	**1,204,472**	**23,632,471**	**-**	**24,836,943**
Other assets	**129,432**	**-**	**-**	**129,432**
Investment properties, net	**607,816,113**	**-**	**-**	**607,816,113**
Properties and equipment, net	**-**	**445,334,768**	**-**	**445,334,768**
Right of use asset, net	**23,793,210**	**-**	**-**	**23,793,210**
TOTAL ASSETS	**656,454,472**	**476,997,621**	**50,749,927**	**1,184,202,020**
Management fee payable	**-**	**-**	**3,383,000**	**3,383,000**
Unearned rental income	**13,822,949**	**-**	**-**	**13,822,949**
Accrued expenses and other liabilities	**2,852,835**	**4,363,748**	**285,192**	**7,501,775**
Lease liabilities under right of use asset	**27,274,115**	**-**	**-**	**27,274,115**
Murabaha facility	**-**	**-**	**605,107,423**	**605,107,423**
TOTAL LIABILITIES	**43,949,899**	**4,363,748**	**608,775,615**	**657,089,262**
Net assets value (equity) attributable to the Unitholders	**612,504,573**	**472,633,873**	**(558,025,688)**	**527,112,758**

	31 December 2025 (Audited)			
	Rental	Hotels	Unallocated	Total
Cash and cash equivalents	6,574,585	5,580,197	46,234,005	58,388,787
Accounts receivables, net	11,812,629	3,172,650	-	14,985,279
Due from a related party	573,024	7,350,814	-	7,923,838
Other assets	129,432	-	-	129,432
Investment properties, net	614,327,685	-	-	614,327,685
Properties and equipment, net	-	454,942,788	-	454,942,788
Right of use asset, net	24,201,181	-	-	24,201,181
TOTAL ASSETS	657,618,536	471,046,449	46,234,005	1,174,898,990
Management fee payable	-	-	3,370,000	3,370,000
Unearned rental income	13,150,747	-	-	13,150,747
Accrued expenses and other liabilities	3,920,610	4,823,665	472,500	9,216,775
Lease liabilities under right of use asset	26,413,398	-	-	26,413,398
Murabaha facility	-	-	605,110,331	605,110,331
TOTAL LIABILITIES	43,484,755	4,823,665	608,952,831	657,261,251
Net assets value (equity) attributable to the Unitholders	614,133,781	466,222,784	(562,718,826)	517,637,739

15. EFFECT ON NET ASSETS (EQUITY) PER UNIT IF INVESTMENT PROPERTIES ARE 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 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 real estate investments is determined by valuators, namely Barcode Company and Qiam Real Estate Valuation Company (2 valuators for each property). They are certified by the Saudi Authority of Accredited Valuers "Taqeem".

The following is an assessment of real estate investments:

	30 June 2026 (Unaudited)		
	Evaluator		
	Barcode	**Qiam**	**Average market value**
Galleria Mall	**310,559,929**	**316,904,000**	**313,731,965**
Somerset Hotel	**272,178,370**	**248,683,000**	**260,430,685**
Citadine Hotel	**264,587,218**	**245,722,000**	**255,154,609**
The Roof	**238,913,209**	**236,000,000**	**237,456,605**
Corniche Plaza	**103,650,837**	**107,874,000**	**105,762,419**
Al Mashaeil Warehouse	**42,438,070**	**45,127,000**	**43,782,535**
Saudi Ericsson Building	**17,376,871**	**16,746,000**	**17,061,436**
Total	**1,249,704,504**	**1,217,056,000**	**1,233,380,254**

	31 December 2025 (Audited)		
	Evaluator		
	Barcode	Qiam	Average market value
Galleria Mall	312,890,000	314,339,000	313,614,500
Somerset Hotel	270,750,000	248,489,000	259,619,500
Citadine Hotel	258,500,000	243,487,000	250,993,500
The Roof	239,090,000	240,747,000	239,918,500
Corniche Plaza	101,890,000	108,941,000	105,415,500
Al Mashaeil Warehouse	42,438,070	44,798,000	43,618,035
Saudi Ericsson Building	17,161,000	16,523,000	16,842,000
Total	1,242,719,070	1,217,324,000	1,230,021,535

15. EFFECT ON NET ASSETS (EQUITY) PER UNIT IF INVESTMENT PROPERTIES ARE FAIR VALUED (CONTINUED)

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

The investment 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 investment properties fair value versus cost:

	Note	30 June 2026 (Unaudited)	31 December 2025 (Audited)
Fair value of investment properties		**1,233,380,254**	1,230,021,535
Less: Carrying value of investment properties, net	6	**(607,816,113)**	(614,327,685)
Less: Carrying value of properties and equipment, net	7	**(445,334,768)**	(454,942,788)
Increase in net assets value (equity)		**180,229,373**	160,751,062
Units in issue (number)		**60,500,000**	60,500,000
Additional net assets value (equity) per unit based on fair value		**2.98**	2.66

Net assets attributable to the unitholders	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Net assets value (equity) attributable to unitholders before fair value adjustment	**527,112,758**	517,637,739
Increase in net assets value (equity)	**180,229,373**	160,751,062
Net assets value (equity) attributable to unitholders after fair value adjustment	**707,342,131**	678,388,801

Net Assets Value Attributable to each unit	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Net assets value (equity) per unit (SAR) before fair value adjustment	**8.71**	8.56
Increase in net assets value (equity) per unit (SAR) based on fair value	**2.98**	2.66
Net assets value (equity) attributable to unitholders after fair value adjustment	**11.69**	11.22

16. DISTRIBUTION

On 29 Shawwal 1446H (corresponding to 27 April 2025), the Fund Board approved a distribution to unitholders for the period from 04 September 2024 to 31 December 2024 in the amount of SAR 0.38 per unit, totaling SAR 22,990,000 to its unitholders.

17. LAST VALUATION DAY

The last valuation day for the period was 30 June 2026 (2025: 31 December 2025).

18. SUBSEQUENT EVENTS

On 29 Muharram 1448H corresponding (14 July 2026), the Fund Board agreed to distribute to unitholders for the period from 01 July 2025 to 31 December 2025 amounting to SAR 0.38 per unit, totaling SAR 22,990,000 to its unitholders.

19. APPROVAL OF THE CONDENSED INTERIM FINANCIAL STATEMENTS

These condensed interim financial statements were approved by the Fund Board on 27 Safar 1448H (corresponding to 10 August 2026).