AL RAJHI REIT FUND

Closed-Ended, Real Estate Investment Traded Fund

(Managed by Al Rajhi Capital)

INTERIM CONDENSED FINANCIAL STATEMENTS (UNAUDITED)

AND INDEPENDENT AUDITOR'S REVIEW REPORT

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

Al RAJHI REIT FUND
Closed-Ended, Real Estate Investment Traded Fund
(Managed by Al Rajhi Capital)

INTERIM CONDENSED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2026

PKF Al-Bassam
Chartered Accountants

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

TO THE UNITHOLDERS OF AL RAJHI REIT FUND
CLOSED-ENDED, REAL ESTATE INVESTMENT TRADED FUND

INTRODUCTION

We have reviewed the accompanying interim condensed financial statements of Al Rajhi REIT Fund (the "Fund") as of 30 June 2026 which comprises:

- The interim condensed statement of financial position as at 30 June 2026;
- The interim condensed statement of comprehensive income for the six-month period then ended;
- The interim condensed statement of changes in equity attributable to the unitholders for the six-month period then ended;
- The interim condensed statement of cash flows for the six-month period then ended; and
- The notes to the interim condensed financial statements.

Management is responsible for the preparation and presentation of these interim condensed 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 interim condensed 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 interim condensed 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 interim condensed 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 Ahmed Al-Bassam
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Corresponding to: 9 August 2026

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Al RAJHI REIT FUND
Closed-Ended, Real Estate Investment Traded Fund
(Managed by Al Rajhi Capital)
All amounts in SAR unless otherwise stated

INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION (UNAUDITED)
As at 30 June 2026

	Notes	***30 June 2026 (Unaudited) SR***	*31 December 2025 (Audited) SR*
ASSETS			
NON-CURRENT ASSETS			
Investment properties, net	8	**2,990,771,188**	2,987,628,958
Derivative instruments at fair value through profit or loss (FVTPL)	9	**-**	18,407
TOTAL NON-CURRENT ASSETS		**2,990,771,188**	2,987,647,365
CURRENT ASSETS			
Cash and cash equivalents	5	**40,618,672**	125,001
Investment held at fair value through profit or loss (FVTPL)	7	**29,168,426**	120,713,000
Rental income receivable, net	6	**63,416,071**	39,034,937
Contract assets		**37,880,786**	37,736,882
Prepayment and other assets		**2,544,513**	577,161
TOTAL CURRENT ASSETS		**173,628,468**	198,186,981
TOTAL ASSETS		**3,164,399,656**	3,185,834,346
LIABILITIES			
NON-CURRENT LIABILITIES			
Murabaha facilities	11	**750,992,987**	750,992,987
TOTAL NON-CURRENT LIABILITIES		**750,992,987**	750,992,987
CURRENT LIABILITIES			
Murabaha facilities	11	**153,383,207**	152,306,240
Unearned rental income		**7,760,515**	11,279,606
Accrued expenses and other liabilities		**11,184,594**	9,965,513
Accrued management fee	11	**13,688,656**	6,435,615
TOTAL CURRENT LIABILITIES		**186,016,972**	179,986,974
TOTAL LIABILITIES		**937,009,959**	930,979,961
EQUITY			
Net assets attributable to unitholders		**2,227,389,697**	2,254,854,385
TOTAL LIABILITIES AND EQUITY		**3,164,399,656**	3,185,834,346
Units in issue (number)		**275,607,498**	275,607,498
Per unit value (SR)		**8.08**	8.18
Per unit fair value (SR)	10.4	**9.49**	9.37

The accompanying notes 1 to 17 form an integral part of these interim condensed financial statements.

INTERIM CONDENSED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)
For the six-month period ended 30 June 2026

	Notes	***For six-month period ended 30 June 2026 SR***	*For six-month period ended 30 June 2025 SR*
INCOME			
Rental income from investment properties		**113,433,149**	114,308,490
Realized gain from investment measured at FVTPL		**3,102,195**	1,683,589
Unrealized (loss) / gain from investment measured at FVTPL	7	**(870,266)**	1,336,416
Net gain on derivative instruments at FVTPL		**15,094**	299,345
TOTAL INCOME		**115,680,172**	117,627,840
EXPENSES			
Investment properties depreciation	8	**(25,808,004)**	(24,516,583)
Management fees	11	**(13,113,198)**	(12,536,759)
Property management expenses		**(3,850,412)**	(2,847,041)
Impairment loss of expected credit loss		**(24,441,806)**	(14,029,664)
Other expenses		**(2,357,823)**	(2,421,607)
TOTAL EXPENSES		**(69,571,243)**	(56,351,654)
OPERATING PROFIT		**46,108,929**	61,276,186
Finance cost	11	**(28,027,859)**	(25,279,738)
PROFIT FOR THE PERIOD BEFORE IMPAIRMENT		**18,081,070**	35,996,448
Reversal of impairment in investment properties	8	**28,868,266**	35,183,173
PROFIT FOR THE PERIOD		**46,949,336**	71,179,621
Other comprehensive income for the period		**-**	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		**46,949,336**	71,179,621
EARNINGS PER UNIT			
Weighted average number of units in issue		**275,607,498**	275,607,498
EARNINGS PER UNIT (BASIC AND DILUTED)		**0.170**	0.258

INTERIM CONDENSED STATEMENT OF CHANGES IN EQUITY ATTRIBUTABLE TO THE UNITHOLDERS (UNAUDITED)
For the six-month period ended 30 June 2026

	Note	***For six-month period ended 30 June 2026 SR***	*For six-month period ended 30 June 2025 SR*
Net asset value attributable to the unitholders at the beginning of the period		**2,254,854,385**	2,250,780,318
Total comprehensive income for the period		**46,949,336**	71,179,621
Dividends paid during the period	14	**(74,414,024)**	(74,414,024)
Net asset value attributable to the unitholders at the end of the period		**2,227,389,697**	2,247,545,915

INTERIM CONDENSED STATEMENT OF CASH FLOWS (UNAUDITED)
For the six-month period ended 30 June 2026

	Notes	*For six-month period ended 30 June 2026* *SR*	*For six-month period ended 30 June 2025* *SR*
CASH FLOWS FROM OPERATING ACTIVITIES			
Net profit for the period		**46,949,336**	71,179,621
Adjustment to reconcile net profit to net cash from operating activities:			
Reversal of impairment in investment properties	8	**(28,868,266)**	(35,183,173)
Depreciation expenses on investment properties	8	**25,808,004**	24,516,583
Realised gain from investment measured at FVTPL		**(3,102,195)**	(1,683,589)
Impairment loss of expected credit loss		**24,441,806**	14,029,664
Finance costs	11	**28,027,859**	25,279,738
Unrealised gain / (loss) from investment measured at FVTPL	7	**870,266**	(1,336,416)
Net gain on derivative instruments at fair value through profit or loss		**(15,094)**	(299,345)
		94,111,716	96,503,083
Working capital adjustments:			
Rental income receivables		**(53,187,805)**	(38,379,492)
Contract assets		**(143,904)**	(2,271,527)
Prepayment and other assets		**(1,967,352)**	94,573
Unearned rental income		**(3,519,091)**	(5,442,688)
Accrued expenses and other liabilities		**1,219,081**	1,733,176
Accrued management fee		**7,253,041**	5,615,042
Finance costs paid		**(26,950,892)**	(24,912,668)
Net cash flows generated from operating activities		**16,814,794**	32,939,499
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of investment properties	8	**(81,968)**	(1,096,752)
Purchase of investment held at FVTPL	7	**(70,551,048)**	(130,302,978)
Disposal of investment held at FVTPL	7	**164,327,551**	183,402,977
Derivative instrument held at FVTPL		**33,501**	382,695
Net cash flows generated from investing activities		**93,728,036**	52,385,942
CASH FLOWS FROM FINANCING ACTIVITIES			
Dividend paid	14	**(70,049,159)**	(72,312,422)
Net cash flows used in financing activities		**(70,049,159)**	(72,312,422)
Net increase in cash and cash equivalents		**40,493,671**	13,013,019
Cash and cash equivalents at the beginning of the period		**125,001**	125,000
Cash and cash equivalents at the end of the period		**40,618,672**	13,138,019
NON-CASH TRANSACTIONS			
Dividends settled against rent receivable	14	**4,364,865**	2,101,602

The accompanying notes 1 to 17 form an integral part of these interim condensed financial statements.

1 CORPORATE INFORMATION

Al Rajhi REIT Fund (the "Fund" or "REIT") is a closed-ended shariah compliant real estate investment traded fund established on 3 Rajab 1439H (corresponding to 20 March 2018). The Fund is listed on Saudi Stock Exchange ("Tadawul") and the units of the Fund started to be traded on Tadawul in accordance with its rules and regulations on 3 Rajab 1439H (corresponding to 20 March 2018). The initial subscribed units of the Fund were 122,200,609 units at par value of SR 10 per unit resulting in capital of SR 1,222,006,090. However, during the year 2019, as a part of increasing its total assets, the Fund issued 39,656,248 new units of par value SR 10 per unit at an issue price of SR 8.8 per unit. During the year 2024, the Fund issued second additional offering units for acquiring the additional real estate assets 113,750,641 new units of par value SR 10 per unit at an issue price of SR 8.90 per unit. Thus, currently the total subscribed units of the Fund stand at 275,607,498 units. The Fund has a term of 99 years, which is extendable on the discretion of the Fund Manager following the approval of Fund Board and followed by Capital Market Authority "CMA".

The Fund is managed by Al Rajhi Capital (the "Fund Manager"), a Saudi closed joint stock company with commercial registration no.1010241681, and a capital market institution licensed by the CMA under license no. 07068-37 dated 25 June 2007. The primary investment objective of the Fund is to provide its investors with regular income by investing in income generating real estate assets in Saudi Arabia. The Fund's Manager's registered office is King Fahd Branch Road, Al Muruj District, Riyadh 12214, Kingdom of Saudi Arabia.

The Fund currently has a diversified portfolio of 20 properties (31 December 2025: 20 properties) across various sectors such as retail, education, commercial offices, logistics and healthcare.

All properties, bank accounts, investments and all assets of Al Rajhi REIT Fund are held in the name of Privileged Warehouse Company 2 and Gulf Fund Company for development and real estate investment (the "SPVs"). The SPVs are holding these properties for the beneficial ownership of the Fund and does not possess any controlling interest or any stake in the properties.

The Fund has appointed, Al-Nefaie Investment Group (the "Custodian") to act as its custodian. The fee of the custodian are paid by the Fund.

During the period 2026, the Fund updated its term and conditions with effective date on 15 Dhu al-Hijjah 1447H (corresponding to 1 June 2026), Fund management has evaluated this update and confirms that it has no material impact on the interim condensed financial statements for the period ended 30 June 2026.

2 REGULATING AUTHORITY

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

3 BASIS OF PREPARATION

3.1 Statement of compliance

These interim condensed financial statements have been prepared on a going concern basis and in accordance with International Accounting Standard 34 'Interim Financial Reporting' that is endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements that are issued by Saudi Organization for Chartered and Professional Accountants ("SOCPA") and should be read in conjunction with the Fund's last annual financial statements for the year ended 31 December 2025.

These interim condensed financial statements do not include all of the information normally required for a complete set of financial statements; however, accounting policies and selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Fund's financial position and performance since 31 December 2025.

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period.

3 BASIS OF PREPARATION (CONTINUED)

3.2 Basis of measurement

These interim condensed financial statements have been prepared under the historical cost convention, using accrual basis of accounting and the going concern concept except for financial assets measured at fair value through profit or loss.

3.3 Used of judgements, estimates and assumptions

In preparing these interim condensed financial statements, management has made judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

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

3.4 Functional and presentation currency

These interim condensed financial statements are presented in Saudi Riyals ("SR"), which is the Fund's functional currency. All financial information presented has been rounded to the nearest SR, unless otherwise indicated.

4 NEW STANDARDS, AMENDMENTS AND INTERPRETATIONS

There are no new standards issued, however, there are number of amendments to standards which are effective from 1 January 2026 and has been explained in annual financial statements, but they do not have a material effect on the Fund's interim condensed financial statements.

4.1 New standards, amendments and interpretations issued and effective from 1 January 2026

The accounting policies adopted, and method of computation followed are consistent with those of previous financial year except for the items disclosed below:

Description	Effective Date
Amendment to IFRS 9 and IFRS 7 - Classification and Measurement of Financial Instruments	1 January 2026
Annual improvements to IFRS – Volume 11	1 January 2026
Amendment to IFRS 9 and IFRS 7 - Contracts Referencing Nature-dependent Electricity	1 January 2026

These amendments had no material impact on the financial statements of the Fund.

4.2 New standards, amendments and interpretations effective 1 January 2027 and have not early adopted

The following standards, amendments to standards and interpretations are not yet effective and neither expected to have a significant impact on the Fund's financial statements:

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Fund's financial statements are disclosed below. The Fund intends to adopt these new and amended standards and interpretations, if applicable, when they become effective.

Description	Effective Date
IFRS 18 Presentation and Disclosures in Financial Statements	1 January 2027
IFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendment to IAS 21 - Translation to a Hyperinflationary Presentation Currency.	1 January 2027
IFRS 20 Regulatory Assets and Regulatory Liabilities	1 January 2029
Amendments to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures	Effective date not yet decided

5 CASH AND CASH EQUIVALENTS

	30 June 2026 (Unaudited) SR	*31 December 2025 (Audited) SR*
Cash at bank	**40,618,672**	125,001
Cash and cash equivalents at the end of the period/year	**40,618,672**	125,001

Cash and cash equivalents consist of cash held in current accounts with banks. The fund does not earn commission on these accounts

6 RENTAL INCOME RECEIVABLES, NET

This account represents the rent receivable from the investment properties in accordance with the terms of the corresponding tenancy agreements. The rent receivables are current in nature and to be settled within a short period of time.

	30 June 2026 (Unaudited) SR	*31 December 2025 (Audited) SR*
Rental income receivable	**106,656,209**	57,833,269
Less: Allowance for expected credit loss	**(43,240,138)**	(18,798,332)
	63,416,071	39,034,937

The following is the ageing analysis of rent receivable as at the reporting date:

	30 June 2026 (Unaudited) SR	*31 December 2025 (Audited) SR*
Less than 30 days	**4,485,714**	4,933,641
Between 31 to 180 days	**30,755,709**	30,018,845
More than 180 days	**71,414,786**	22,880,783
	106,656,209	57,833,269

The following is the movement of allowance for expected credit loss as at:

	30 June 2026 (Unaudited) SR	*31 December 2025 (Audited) SR*
At the beginning of the period/year	**(18,798,332)**	(16,567,117)
Charged made during the period/year	**(24,441,806)**	(2,231,215)
At the end of the period/year	**(43,240,138)**	(18,798,332)

7 INVESTMENTS CARRIED AT FVTPL

Investment carried at fair value through profit or loss represents investment in a mutual fund managed by the Fund Manager (a related party) and comprises of the following:

30 June 2026 (Unaudited)	***Fund Manager***	***Number of units***	***Cost***	***Market value***
AL Rajhi Awaeed Fund SAR	Al Rajhi Capital	**25,329,286**	**27,795,257**	**29,168,426**
		25,329,286	**27,795,257**	**29,168,426**

31 December 2025 (Audited)	*Fund Manager*	*Number of units*	*Cost*	*Market value*
AL Rajhi Awaeed Fund SAR	Al Rajhi Capital	107,577,757	118,469,565	120,713,000
		107,577,757	118,469,565	120,713,000

The following is the movement held in investment carried at FVTPL:

	30 June 2026 (Unaudited)	*31 December 2025 (Audited)*
At the beginning of the period/year	**120,713,000**	130,106,379
Purchase during the period/year	**70,551,048**	259,825,734
Disposal during the period/year	**(164,327,551)**	(275,418,247)
Realised gain on investment carried at FVTPL	**3,102,195**	7,383,937
Unrealised loss on investment carried at FVTPL	**(870,266)**	(1,184,803)
At the end of the period/year	**29,168,426**	120,713,000

All investments measured at fair value through profit or loss are held in the name of Privileged Warehouse Company 2 and Gulf Fund Company for development and real estate investment (the "SPV's"). The SPV's are holding these investments for the beneficial ownership of the Fund and does not possess any controlling interest or any stake in the investments.

8 INVESTMENT PROPERTIES

The composition of the investment properties as of the reporting date is summarised below:

As at 30 June 2026 (Unaudited)

	Land SR	*Building* SR	*Total* SR
Cost:			
At the beginning of the period	**1,685,991,365**	**1,693,400,281**	**3,379,391,646**
Additions during the period	**-**	**81,968**	**81,968**
At the end of the period	**1,685,991,365**	**1,693,482,249**	**3,379,473,614**
Accumulated Depreciation:			
At the beginning of the period	**-**	**(255,252,492)**	**(255,252,492)**
Charge for the period	**-**	**(25,808,004)**	**(25,808,004)**
At the end of the period	**-**	**(281,060,496)**	**(281,060,496)**
Accumulated Impairment:			
At the beginning of the period	**(129,884,786)**	**(6,625,410)**	**(136,510,196)**
Reversal for the period	**27,424,852**	**1,443,414**	**28,868,266**
At the end of the period	**(102,459,934)**	**(5,181,996)**	**(107,641,930)**
Book Value as of 30 June 2026	**1,583,531,431**	**1,407,239,757**	**2,990,771,188**

As at 31 December 2025 (Audited)

	Land SR	*Building* SR	*Total* SR
Cost:			
At the beginning of the year	1,685,991,365	1,691,430,142	3,377,421,507
Additions during the year	-	1,970,139	1,970,139
At the end of the year	1,685,991,365	1,693,400,281	3,379,391,646
Accumulated depreciation:			
At the beginning of the year	-	(205,232,260)	(205,232,260)
Charge for the year	-	(50,020,232)	(50,020,232)
At the end of the year	-	(255,252,492)	(255,252,492)
Accumulated Impairment:			
At the beginning of the year	(177,106,919)	(9,034,206)	(186,141,125)
Charge for the year	47,222,133	2,408,796	49,630,929
At the end of the year	(129,884,786)	(6,625,410)	(136,510,196)
Book value as of 31 December 2025	1,556,106,579	1,431,522,379	2,987,628,958

8 INVESTMENT PROPERTIES (CONTINUED)

8.1 - The Fund has the policy of charging depreciation on building over 33 years. The depreciation is charged on depreciable amount i.e., cost less residual value.

8.2 - All properties are held in the name of Privileged Warehouse Company 2 and Gulf Fund Company for development and real estate investment (the "SPVs"). The SPVs are holding these properties for the beneficial ownership of the Fund and does not possess any controlling interest or any stake in the properties.

8.3 - The investment properties were tested for impairment and the Fund Manager noted that certain properties carrying amount are less than its recoverable amount. based on the average fair value as at the reporting date determined by the independent valuers. Accordingly, the Fund Manager reversal of impairment of SR 28,868,266 for the period ended 30 June 2026 (30 June 2025: Fund Manager reversal of impairment of SR 35,183,173) to adjust the value of its investment properties to its recoverable amount.

8.4 - The rental income from investment properties amounted to SR 113,433,149 during the period ended 30 June 2026 (30 June 2025: SR 114,308,490).

8.5 - The investment properties represent Twenty (2025: Twenty) properties. Listed below are the details of these investment properties:

	Properties	Type of agreement
1-	Riyadh Avenue, Riyadh	Triple net lease - retail sector
2-	Al Henaki Business Center, Jeddah	Triple net lease - commercial sector
3-	Rowad Al Khaleej International School, Dammam	Triple net lease - education sector
4-	Lulu Hypermarket, Riyadh	Triple net lease - retail sector
5-	Rowad Al Khaleej International School, Riyadh	Triple net lease - education sector
6-	Panda Marwah, Jeddah	Triple net lease - retail sector
7-	Blue Tower, Khobar	Triple net lease - retail sector
8-	Al Salam Hospital, Riyadh	Triple net lease - healthcare sector
9-	Al Rowad International Education Company, Riyadh	Triple net lease - education sector
10-	Lulu'ah Warehouse, Riyadh	Triple net lease - logistics sector
11-	Oasis Mall, Al Kharj	Triple net lease - commercial sector
12-	Al Andalus, Jeddah	Multi-tenanted - commercial sector
13-	Al Ahsa Square, Riyadh	Multi-tenanted - retail sector
14-	Al Narjes Plaza, Riyadh	Triple net lease/Multi-tenanted – retail sector
15-	LULU Logistics Warehouse, Riyadh	Triple net lease - retail sector
16-	Panda, Khamis Mushait	Triple net lease - retail sector
17-	Rama Plaza, Riyadh	Multi-tenanted - retail sector
18-	Panda Madain Fahad, Jeddah	Triple net lease - retail sector
19-	Panda Rowdah, Jeddah	Triple net lease - retail sector
20-	Baraem Rowad Al Khaleej Intl Kindergarten, Riyadh	Triple net lease - education sector

9 DERIVATIVE INSTRUMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS (FVTPL)

The Fund uses derivative financial instruments, such as profit rate swaps, to hedge its profit rate risks. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured 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. The resulting gain/loss is recognised in the statement of comprehensive income.

On 12 October 2022, the Fund entered into a profit rate swap contract with a nominal value of SAR 193 million in order to fix the facility profit margin. The contract is expired on 22 March 2024. The purpose of the contract is to manage the cash flow risk of the Fund.

10 EFFECTS ON NET ASSET VALUE IF INVESTMENT IN REAL ESTATE 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 evaluations prepared by independent evaluators. As set out in the terms and conditions of the Fund, net asset value declared are based on the market value obtained. However, in accordance with accounting policy of the Fund, investment properties are carried at cost less accumulated depreciation and impairment if any in these financial statements.

The fair value of the investment properties is determined by two selected appraisers for each of the 20 properties. The appraisers that evaluated these properties are Century 21 Valuation Company and Esnad Real Estate Valuation Company (2025: Knight Frank Valuation Company and Barcode for Real Estate Valuation Company). They are accredited independent valuers with a recognised and relevant professional qualification and with recent experience in the location and category of the investment properties being valued.

The valuation models have been applied in accordance with the Royal Institution of Chartered Surveyors ("RICS") Valuation Standards, in addition to recently published International Valuation Standards issued by International Valuation Standards Council ("IVSC") and applied by Saudi Authority for Accredited Valuers ("TAQEEM"). These models comprise both the income capitalisation approach, Land Value and depreciated replacement cost ("DRC").

10.1 As at 30 June 2026, the valuation of investment properties are as follows:

30 June 2026 (Unaudited)	***Appraiser 1 SR***	***Appraiser 2 SR***	***Average SR***
Investment properties	**3,458,182,000**	**3,301,298,000**	**3,379,740,000**

31 December 2025 (Audited)	*Appraiser 1 SR*	*Appraiser 2 SR*	*Average SR*
Investment properties	3,348,328,000	3,282,334,000	3,315,331,000

The Fund Manager has used the average of the two valuations for the purposes of disclosing the fair value of the investment properties. 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 the financial and fragmentation plot analysis, the income method, and value in use method. The fair value versus cost analysis of the investment properties is presented in note 9.2. The inputs used in the above level 3 fair valuation are disclosed in note 11.

10.2 The unrealised gain on investment properties based on fair value evaluation is set out below:

	30 June 2026 (Unaudited) SR	*31 December 2025 (Audited) SR*
Fair value of investment in real properties (note 9.1)	**3,379,740,000**	3,315,331,000
Less: Carrying value of investments in real estate properties (note 7)	**(2,990,771,188)**	(2,987,628,958)
Net impact based on fair value evaluation	**388,968,812**	327,702,042
Units in issue (numbers)	**275,607,498**	275,607,498
Impact per unit share based on fair value evaluation (SR)	**1.41**	1.19

10 EFFECTS ON NET ASSET VALUE IF INVESTMENT PROPERTIES ARE FAIR VALUED (CONTINUED)

10.3 The net asset value using the fair values of the real estate properties is set out below:

	30 June 2026 (Unaudited) SR	*31 December 2025 (Audited) SR*
Net assets value at cost, as presented in these interim condensed financial statements	**2,227,389,697**	2,254,854,385
Net impact based on real estate evaluations (note 9.2)	**388,968,812**	327,702,042
Net assets based on fair value	**2,616,358,509**	2,582,556,427

10.4 The net asset value per unit, using the fair values of the real estate properties is set out below:

	30 June 2026 (Unaudited) SR	*31 December 2025 (Audited) SR*
Net assets value at cost, as presented in these interim condensed financial statements	**8.08**	8.18
Impact on net asset value per unit on account of unrealised gain based on evaluations (note 9.2)	**1.41**	1.19
Net assets based on fair value	**9.49**	9.37

11 RELATED PARTY TRANSACTIONS AND BALANCE

Related parties of the Fund include the Fund Manager, Al Rajhi Bank (being the shareholder of Al Rajhi Capital), the Fund, which is managed by the Fund Board of Director, Al-Nefaie Investment Group (being the custodian of the Fund), Al Khaleej Training and Education Company (being the major unitholder of the Fund) and any party that has the ability to control other party or exercise significant influence over the other party in making financial or operational decisions.

In the ordinary course of its activities, the Fund transacts business with related parties. The related party transactions are governed by limits set by the terms and conditions. All related party transactions are disclosed to the Fund Board of Director.

As at 30 June 2026, (the "Fund Manager") held 26,695,511 units (2025: 26,695,511 units) and Al Khaleej Training and Education Company (a related party) held 16,166,166 units (2025: 16,166,166 units).

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

11 RELATED PARTY TRANSACTIONS AND BALANCE (CONTINUED)

		Amount of transaction		*Balance receivables / (payable)*	
Related Party	***Nature of transaction***	***For the period ended 30 June 2026 (Unaudited) SR***	*For the period ended 30 June 2025 (Unaudited) SR*	***As at 30 June 2026 (Unaudited) SR***	*As at 31 December 2025 (Audited) SR*
Al Rajhi Capital	Management fee	**13,113,198**	12,536,759	**(13,688,656)**	(6,435,615)
Al Rajhi Bank	Finance cost***	**28,027,859**	25,279,738	-	-
	Bank balance**	-	-	**40,618,672**	125,001
	Murabaha facilities- non-current***	-	-	**(750,992,987)**	(750,992,987)
	Murabaha facilities- current***	-	-	**(153,383,207)**	(152,306,240)
Al-Nefaie Investment Group Company	Custodian fees*	**83,451**	92,500	**(130,194)**	(46,250)
Board of Directors	Board oversight fee	**30,000**	30,000	**(135,000)**	(105,000)
Al Rajhi Saving and Liquidity Fund SAR (previously known as Al Rajhi commodity Fund)	Investment held at fair value through profit and loss	-	595,089	-	-
AL Rajhi Awaeed Fund SAR	Investment held at fair value through profit and loss	**(91,544,574)**	(15,537,249)	**29,168,426**	120,713,000
	Cash in investment account	-	35,137,834	-	-
Al Khaleej Training and Education Company	Dividends netted off against rental income receivable	**4,364,865**	2,101,602	-	-
	Rental income and receivables	**19,668,881**	19,605,946	-	-

* The Fund pays a custodian fee of SR 185,000 per annum which is accrued on a daily basis and paid quarterly to the Custodian, custodian fee payable as of 30 June 2026 is SR 130,194 (31 December 2025: SR 46,250).

** The bank balance with an amount of SR 40,618,672 (31 December 2025: SR 125,001) is maintained with Al Rajhi Bank under the name of the SPVs and not under the name of the Fund.

*** The Fund inherited the loan of SR 399,906,600 from Al Rajhi Real Estate Income Fund, which was converted into REIT by way of in-kind contribution in 2018. The loan was drawn down in 2 tranches. Tranche 1 was of SR 254,500,000 and Tranche 2 of SR 145,406,600. This loan was assigned to Privileged Warehouse Company 2, an SPV acting on behalf of the Fund. The SPV of the Fund continues to service the liability of this loan. Tranche 1 of the loan is secured by pledge of Jarir Book Store Building, Al Mutlaq Building, Anwar Mall, Narjes Mall, Rama Mall. Tranche 2 of the loan is secured by pledge of Al Faris International School Building.

The Tranche 1 was successfully rolled over at its maturity on 20 December 2020 for further period of 5 years at a fixed rate having maturity date of 20 December 2025 for the bullet principal repayment. The tranche was subsequently rolled over for further period of five years and will mature on 23 February 2031.

11 RELATED PARTY TRANSACTIONS AND BALANCE (CONTINUED)

On 23 March 2021, the Fund, had availed a SR 145.4 million Shariah-compliant facility from Al Rajhi Bank, at the term of the facility is 5 years. During the tenure of the loan, profit will be paid on a semi-annual basis with a bullet principal repayment at the end of the facility term. This facility is used to refinance the existing loan tranche that was maturing on 23 March 2021. Fund's income-generating properties are already pledged for the existing tranche, in addition to a promissory note as a guarantee. The facility has a variable profit rate of 6 months SIBOR + margin. Upon maturity, the facility was rolled over for an additional six-month period, extending its maturity date to 6 October 2026.

The finance cost is being paid over five years on a semi-annual basis on both of the above tranches.

On 30 October 2018, the Fund has obtained a Shariah facility of SR 57,007,000 from Al Rajhi Bank, an affiliate of the Fund Manager. The facility has a variable profit rate of 3M SAIBOR+ margin, the term of the facility was 7 years. The facility was closed and merged with another facility on 9 February 2020.

On 19 August 2019, the Fund has obtained a Shariah facility of SR 57,551,000 from Al Rajhi Bank, an affiliate of the Fund Manager. The facility has a variable profit rate of 6 months SAIBOR + margin, the term of the facility is 7 years.

On 6 November 2019, the Fund has obtained a Shariah facility of SR 118,602,000 from Al Rajhi Bank, an affiliate of the Fund Manager. The facility has a variable profit rate of 3M SAIBOR + margin, the term of the facility is 7 years. The facility was closed and merged with another facility on 3 February 2020.

On 18 December 2019, the Fund has obtained a Shariah facility of SR 92,302,508 from Al Rajhi Bank, an affiliate of the Fund Manager. The facility has a variable profit rate of ٦ months SAIBOR+ margin, the term of the facility is 7 years.

On 22 December 2019, the Fund has obtained a Shariah facility of SR 65,884,999 from Al Rajhi Bank. The facility has a variable profit rate of 6 months SAIBOR+ margin %, the term of the facility is 7 years.

On 4 February 2020, the previous facility of SR 100,000,000 and SR 18,602,000 were obtained and then substantially on 9 February 2020, the facility of SR 18,602,000 was merged with existing facility of SR 57,007,000 making the total new facility of SR 75,609,000. The facilities have a variable profit rate of 6 months SIBOR + margin %, the term of the facility was 7 years. The above drawdowns are secured by pledged of Luluah warehouse, LULU logistics warehouse, Panda Madain, Al Andalus Jeddah, Panda Khamis Mushait.

On 7 February 2022, the Fund has obtained a Shariah facility of SR 105,145,000 from Al Rajhi Bank, which was used to acquire Oasis Mall and to pay the related transaction cost. The facility has a variable profit rate of 6 months SIBOR + margin, the term of the facility is 7 years.

On 23 December 2025, the Fund has obtained a Shariah facility of SR 750,000,000 from Saudi Awwal Bank, which was used for refinancing a portion of current outstanding debt held by Al Rajhi Bank. The facility has a variable profit rate of 3 months SIBOR + margin, the term of the facility is 5 years.

12 FAIR VALUE MEASUREMENT

Financial assets consist of rental income receivables and other assets. Financial liabilities consist of deferred rental income and management fee payable. The fair values of financial assets and financial liabilities are not materially different from their carrying values.

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

30 June 2026	*Level 1 SR*	*Level 2 SR*	*Level 3 SR*	*Total SR*
Investment held at FVTPL (Note 6)	-	**29,168,426**	-	**29,168,426**
Investment properties (Note 9.1)	-	-	**3,379,740,000**	**3,379,740,000**
Total	-	**29,168,426**	**3,379,740,000**	**3,408,908,426**
31 December 2025				
Investment held at FVTPL (Note 6)	-	120,713,000	-	120,713,000
Investment properties (Note 9.1)	-	-	3,315,331,000	3,315,331,000
Total	-	120,713,000	3,315,331,000	3,436,044,000

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2. If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3. Changes in assumptions about these inputs could affect the fair value of items disclosed in these financial statements and the level where the items are disclosed in the fair value hierarchy.
The fair value of derivative instruments at fair value through income statement is based on significant observable inputs and therefore classified within level 2 of the fair value hierarchy as at 30 June 2026.

There were no transfers between various levels of fair value hierarchy during the current period or prior year.

13 SEGMENT REPORTING

The Fund has invested in twenty real estate investment properties within the Kingdom of Saudi Arabia.

Operating segments are reported in a manner consistent with the internal reporting used by the chief operating decision-maker, the Fund board, which in turn considers.

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

14 DISTRIBUTIONS

On 29 January 2025, the Fund's Board of Directors approved the distribution of cash dividends for the three-month period from 1 October 2024 to 31 December 2024 amounting to SAR 0.14 per unit totalling SAR 38,585,049.72, to the unitholders.

On 29 April 2025, the Fund's Board of Directors approved the distribution of cash dividends for the period 1 January 2025 to 31 March 2025, amounting to SAR 0.13 per unit totalling SAR 35,828,974.74, to the unitholders, the amount of SAR 2,101,602 from the total distribution was settled against rent receivables due from related party (Note 10).

On 1 February 2026, the Fund's Board of Directors approved the distribution of cash dividends for the three-month period from 1 October 2025 to 31 December 2025 amounting to SAR 0.14 per unit totalling SAR 38,585,049.72, to its unitholders, the amount of SAR 2,263,263 from the total distribution was settled against rent receivables due from related party (Note 10).

On 26 April 2026, the Fund's Board of Directors approved the distribution of cash dividends for the three-month period from 1 January 2026 to 31 March 2026, amounting to SAR 0.13 per unit totalling SAR 35,828,974.74, to the unitholders, the amount of SAR 2,101,602 from the total distribution was settled against rent receivables due from related party (Note 10).

15 LAST VALUATION DAY

The last valuation day of the period was 30 June 2026.

16 EVENTS AFTER THE REPORTING DATE

There were no subsequent events during the reporting period due which affects the interim condensed financial statements as at 30 June 2026.

17 APPROVAL OF INTERIM CONDENSED FINANCIAL STATEMENTS

The interim condensed financial statements were approved by the Fund's Board on 20 Safar 1448H (Corresponding to 3 August 2026.