SEDCO Capital REIT Fund

Quarterly Statement
Q2 2026

SEDCO Capital REIT Fund
Quarterly Statement – Q2 2026

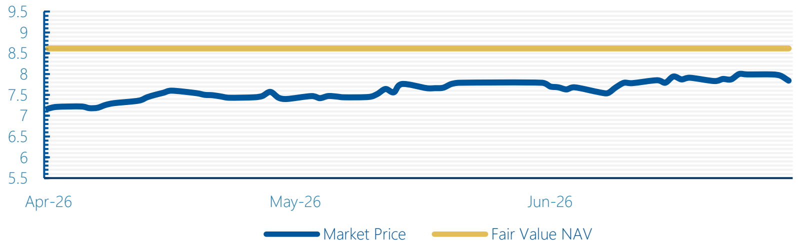
Fund Objectives and Dividend Policy

Acquire developed and ready to use properties in order to generate regular rental income and distribute at least 90% of the Fund's net profit to the unitholders throughout the term of the Fund. The Fund Manager is expected to announce dividends, record dates and distribution dates within 40 business days from the end of June and December of each calendar year. Dividends will be deposited within 90 business days of the announcement. Excluding capital gains from the sale of assets which may be reinvested for acquiring assets for the interests of unitholders.

Fund Factsheet

Fund Size Upon Listing	SAR 600,000,000
Number of Units Upon Listing	60,000,000 Units
Fund Size After Increasing the Fund's Assets	SAR 1,869,444,440
Number of Units After Increasing the Fund's Assets	186,944,444 Units
Currency	Saudi Riyals (SAR)
Headquarter	Jeddah, Kingdom of Saudi Arabia
Operation Date	1 April 2018
Listing Date	1 May 2018
Fund Term	99 years following the date of listing

Performance of Unit Price

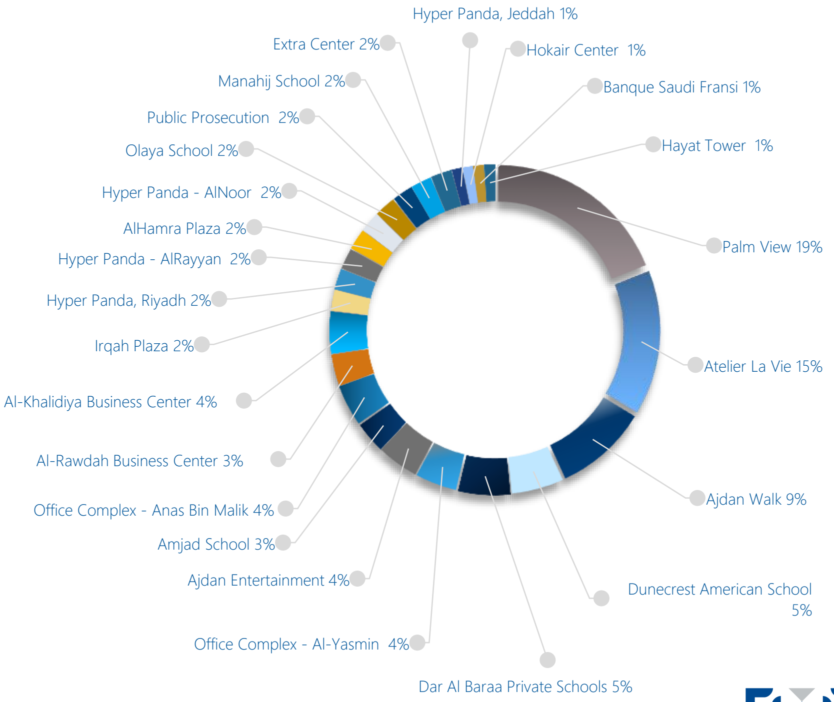


SEDCO Capital REIT Fund
Quarterly Statement – Q2 2026

Occupancy

#	Name	Occupancy
1	Al Hayat Hotel Apartments Tower	100%
2	Hyper Panda – Riyadh	100%
3	Public Prosecution Building	100%
4	Al Khalidiya Business Center	54%
5	Hyper Panda – Jeddah	100%
6	Al Rawdah Business Center	96%
7	Building leased to Banque Saudi Fransi	100%
8	Hyper Panda – Dammam AlRayyan	100%
9	Al Hokair Center	100%
10	Ajdan Walk	100%
11	Al Manahij Schools	100%
12	Dar Al Baraa Private Schools	100%
13	Extra Center	100%
14	Al Hamra Plaza Center	99%
15	Olaya Private Schools	100%
16	Hyper Panda – Dammam AlNoor	100%
17	Amjad Qurtoba Private Schools	100%
18	Irqah Plaza Center	99%
19	Ajdan Entertainment	100%
20	Atelier La Vie	80%
21	Dunecrest American School	100%
22	Palm View	100%
23	Office Complex - Al-Yasmin	100%
24	Office Complex – Anas Bin Malik	100%

Asset Value as a Percentage of Total Assets



SEDCO Capital REIT Fund
Quarterly Statement – Q2 2026

Dividends
All the distributions below are from the proceeds of leasing, and the Fund has not previously made any distributions from proceeds of sale.

	Q1 2026	Q4 2025	Q3 2025	Q2 2025
Total Distributed Dividends (SAR)	25,704,861	26,873,264	25,704,861	24,536,458
Number of Existing Units	186,944,444	186,944,444	186,944,444	186,944,444
Dividends Distributed Per Unit (SAR)	0.13750	0.14375	0.13750	0.13125
% of Distribution from NAV	%1.59	%1.74	%1.66	%1.60
Eligibility Date	21 May 2026	15 January 2026	13 November 2025	24 July 2025

Expenses and Fees

Description	Amount	% to Total Assets Value	Cap (Limit)
Operating expenses	12,460,620	0.35%	Not to exceed 7% of the rental income of the property
Management fees	4,247,654	0.12%	1% of the Fund's net assets according to the latest financial statements
Finance fees	26,354,945	0.73%	NA
Professional fees	220,575	0.01%	NA
Other costs	501,160	0.01%	1% of the Fund's net assets according to the latest financial statements
Depreciation and amortization	14,426,521	0.40%	NA
Total expenses	58,211,475	1.61%	-

SEDCO Capital REIT Fund

Quarterly Statement – Q2 2026

Financial Indicators

Unit Price at the End of Quarter	7.84
Rental Income per Unit	0.33
Rental Income on the Unit Price	7,842,466
Expense Ratio and Percentage of Total Fees and Charges	3.61%
Percentage of the Fund's Costs to the Fund's Total Assets Value	1.61%
Percentage of borrowing to the fund's total assets value, period for fulfillment and due date**	50% | Period: NA | Due date: October 2028
NAV (Book Value)	1,463,153,671
NAV/Unit (Book Value)	7.8267
NAV (Fair Value for Real Estate Investments)*	1,610,277,864
NAV/Unit (Fair Value)	8.6137
Fund's Total Assets Value	3,608,550,620

*NAV (Fair Value) is based on the latest valuations as of 31 December 2025.
** Loans are used to finance real estate acquisitions

Changes that Affect the Fund's Function:

- The Fund's Board of Directors approved the signing of a Memorandum of Understanding to acquire an office tower located in the Al Yasmin District of Riyadh. The property has completed its structural development and is currently in the final stages of finishing works. Under the proposed transaction, the seller will be committed to a mandatory leaseback arrangement for a period of three years, generating an annual rental income of approximately SAR 69 million, representing an acquisition yield of approximately 9.8% based on the acquisition value. The approval was granted on June 28, 2026. The expected transaction value is approximately SAR 707 million, excluding acquisition fees, transaction execution costs, and applicable taxes. Completion of the transaction remains subject to the satisfaction of several regulatory and contractual conditions, including, but not limited to, completion of the required regulatory procedures to increase the total asset value of the SEDCO Capital REIT Fund through the issuance of additional units; completion of the legal, technical, and financial due diligence process; and obtaining the necessary approvals from the Capital Market Authority, Saudi Tadawul Group, the Fund's unitholders, as well as any other relevant regulatory approvals or requirements.