

# Musharaka REIT Fund Annual Report

2025

## Summary of the fund events

### Summary Of the 2025G Fundamental and Non-Fundamental Changes

- **17 March 2025:** The Fund announced dividends of SAR 0.14 per unit for the second half of 2024G.
- **22 April 2025:** The Fund Manager announces a non-fundamental change in terms and condition of Musharaka REIT Fund which is Amending the investment concentration policies to be within the main cities inside the kingdom of Saudi Arabia and Change the title of Radisson Blu Hotel Apartments property to become Hotel Apartments-Dhahran
- **05 August 2025:** The Fund announces a non-fundamental change in terms and condition of Musharaka REIT Fund which is Change of the Chartered accountant.
- **12 August 2025:**The Fund announces a dividends of SAR 0.10 per unit for the first half of 2025G.

# Musharaka REIT Fund Underlying Assets

## Ajzala Residential Complex

Location:	Al-Khobar
Land Area:	29,486.73 sq. m.
Sector:	Residential
Property Age:	22 years
Annual Income:	SAR 6,469,032
Occupancy Rate:	92%
Number of Lease Agreements:	Multiple leases
Average Lease Term:	One Year
Average Valuation:	SAR 143,000,321

The Compound is located in the City of Al-Khobar, on King Saudi Road (Qishla), linking King Fahad Road to Dhahran City Center. It is comprised of 101 villas with all the amenities required by the residents of the Compound, including a health center and gym, recreational center, playgrounds, multi-purpose hall, nursery, swimming pool and a shopping center to cater to the needs of the residents. It is strategically located on one of the most important roads in Al-Khobar, in proximity to Al-Khobar's major shopping malls, such as Al Rashed Mall and Dhahran Mall.

<b>Location:</b>	Al-Khobar
<b>Land Area:</b>	22,500 sq. m.
<b>Sector:</b>	Residential
<b>Property Age:</b>	13 years
<b>Annual Income:</b>	SAR 12,014,817
<b>Occupancy Rate:</b>	64%
<b>Number of Lease Agreements:</b>	Multiple leases
<b>Average Lease Term:</b>	One Year
<b>Average Valuation:</b>	SAR 248,781,000

## Pearl Residential Complex

The Compound is located in the strategic Al-Rakah District in Al-Khobar, a few meters away from King Fahd Road, which connects the City of Dammam to Al-Khobar. It is comprised of 233 housing units of different designs and areas. The Compound is one of the newest and most efficient residential compounds, equipped with best state of the art protection systems. It provides many services, amenities, and integrated facilities, including a health spa with two separate sections for men and women, an outdoor swimming pool, and a multi- purpose hall.

<b>Location:</b>	Al-Khobar
<b>Land Area:</b>	38,121.50 sq. m.
<b>Sector:</b>	Residential
<b>Property Age:</b>	8 years
<b>Annual Income:</b>	SAR 3,731,811
<b>Occupancy Rate:</b>	41%
<b>Number of Lease Agreements:</b>	Multiple leases
<b>Average Lease Term:</b>	One year
<b>Average Valuation:</b>	SAR 114,801,500

## Sea Shore Residential Complex

The Compound is located in Al-Aziziyah District in Al- Khobar, in close proximity to Al-Khobar’s main tourist sites, such as: Al-Khobar Corniche and King Fahd Causeway connecting Saudi Arabia to Bahrain. It is comprised of 112 fully furnished and fully equipped housing units. It includes several recreational facilities and amenities for residents, such as swimming pools, health spas and gyms for men and health spas and gyms for women, and a luxurious restaurant.

<b>Location:</b>	Al-Khobar
<b>Land Area:</b>	3,798.08 sq. m.
<b>Sector:</b>	Hospitality
<b>Property Age:</b>	9 years
<b>Annual Income:</b>	SAR 8,808,810
<b>Occupancy Rate:</b>	84%
<b>Average Valuation:</b>	SAR 74,055,500

## Hotel Apartment – Dhahran

Hotel Apartment – Dhahran is in the Olaya District of Al-Khobar. The complex is comprised of four interconnected and closed buildings, with 92 hotel apartments of three different design styles and areas. They are fully equipped with all guest services, including room service, business center, reception hall and health spa and gym. The Apartments have a primary location adjacent to key major areas, such as Al-Dhahran Mall, which is a main attraction to the area, in addition to Al-Rashed Mall and King Fahad University of Petroleum and Minerals

<b>Location:</b>	Riyadh
<b>Land Area:</b>	29,955.20 sq. m.
<b>Sector:</b>	Industrial
<b>Property Age:</b>	10 years
<b>Occupancy:</b>	100%
<b>Tenant:</b>	Damco Saudi Arabia company
<b>Annual Income:</b>	SAR 6,480,000
<b>Lease Term:</b>	5 Years
<b>Average Valuation:</b>	SAR 91,230,500

## Al Barakah Warehouses

The warehouses are located in the Sulay District of Riyadh. They are comprised of warehouses built to the highest standards for use as central storage warehouses. The warehouses are easily accessible from Riyadh City Center and connected to several main highways linking them to the various districts of the City of Riyadh. The warehouse has been completely renovated with the highest standards and the latest technology.

<b>Location:</b>	Riyadh
<b>Land Area:</b>	19,212.22 sq. m.
<b>Leasable Area:</b>	11,082 sq. m.
<b>Sector:</b>	Commercial
<b>Property Age:</b>	8 years
<b>Annual Income:</b>	SAR 7,339,971
<b>Occupancy Rate:</b>	96%
<b>Main Tenants / Lease Agreements Expiry Dates:</b>	<ul style="list-style-type: none"><li>▪ Hyper Panda – 11.05.2036</li><li>▪ Al-Baik Restaurants – 26.03.2036</li></ul>
<b>Property Manager:</b>	Unified Asset and Property Management Co.
<b>Average Valuation:</b>	SAR: 32,775,000

## Al Orouba Square Complex

The Complex is located in Riyadh at the intersection of Al-Orouba Road with Prince Turkey bin Abdulaziz Al-Awal Road in Um Al Hamam Al-Gharbi District. It is comprised of 19 outlets, including restaurants, coffee shops and supermarket.

<b>Location:</b>	Al-Kharj
<b>Land Area:</b>	16,095.97 sq. m.
<b>Leasable Area:</b>	9,404 sq. m.
<b>Sector:</b>	Commercial
<b>Property Age:</b>	11 years
<b>Annual Income:</b>	SAR 4,364,291
<b>Occupancy Rate based on Leasable Area:</b>	93%
<b>Main Tenants / Lease Agreements Expiry Dates:</b>	<ul style="list-style-type: none"> <li>▪ Danube – 14,01,2034</li> <li>▪ McDonald’s – 08,05,2033</li> </ul>
<b>Property Manager:</b>	Unified Asset Property Management Co.
<b>Average Valuation:</b>	SAR 63,409,000

## Kharj Plaza Complex

The Complex is located in Al-Kharj, Granada District, King Abdul Aziz Road, near Prince Sattam bin Abdulaziz University. The Complex is regarded as one of the most vital and active locations in Al-Khobar given it’s in close proximity to neighboring residential districts and Prince Sattam bin Abdulaziz University, as well as its location on a main road in the City of Al-Kharj. It is comprised of 18 outlets, including restaurants, retail outlets and a supermarket.

<b>Location:</b>	Al-Jubail
<b>Land Area:</b>	39,750 sq. m.
<b>Leasable Area:</b>	15,537 sq. m.
<b>Sector:</b>	Commercial
<b>Property Age:</b>	10 years
<b>Annual Income:</b>	SAR 7,432,359
<b>Occupancy Rate based on the Leasable Area:</b>	96%
<b>Main Tenants / Lease Agreements Expiry Dates:</b>	<ul style="list-style-type: none"> <li>▪ Hyper Panda – 25.12.2033</li> <li>▪ McDonald’s – 08.12.2033</li> <li>▪ Aljazeera Bank – 09.08.2030</li> <li>▪ Home Center – 14.07.2029</li> </ul>
<b>Property Manager:</b>	Unified Asset Property Management Co.
<b>Average Valuation:</b>	SAR 48,276,500

## Al Jubail Plaza Commercial Complex

The Complex is located in the City of Al-Jubail in the West Al-Mazarea Area, at the intersection of King Fahd Road and King Faisal Road West. The Complex is located in the heart of the City of Al-Jubail, and in close proximity to commercial and residential districts, including Al-Waha District and other neighboring residential districts. It is comprised of 27 outlets, including restaurants, shopping outlets, commercial bank, and a supermarket.

<b>Location:</b>	Dammam
<b>Land Area:</b>	10,769.50 sq. m.
<b>Leasable Area:</b>	5,596 sq. m.
<b>Sector:</b>	Commercial
<b>Property Age:</b>	13 years
<b>Annual Income:</b>	SAR 4,504,060
<b>Occupancy Rate based on the Leasable Area:</b>	90%
<b>Main Tenants / Lease Agreements Expiry Dates:</b>	<ul style="list-style-type: none"> <li>▪ Danube – 01.03.2034</li> <li>▪ McDonalds – 09.05.2033</li> </ul>
<b>Property Manager:</b>	Unified Asset Property ManagementCo.
<b>Average Valuation:</b>	SAR 17,131,500

## Al Faisaliah Plaza Commercial Complex

The Complex is located in the City of Dammam, on King Fahad Road, Al-Omara District west of Al-Faisaliah District. The location of the Complex is considered to be the gate to the City of Dammam. It is also very strategically located in close proximity to all high-density residential districts. It is comprised of 29 outlets, including restaurants, shopping outlets and a supermarket.

<b>Location:</b>	Riyadh
<b>Land Area:</b>	10,000 sq. m.
<b>Sector:</b>	Commercial
<b>Property Age:</b>	9 years
<b>Annual Income:</b>	SAR 6,204,442
<b>Occupancy Rate:</b>	100%
<b>Number of Lease Agreements:</b>	One Lease Agreement
<b>Lease Term as at the Acquisition Date:</b>	15 years, including 10 years unbreakable, secured by promissory notes
<b>Tenant:</b>	Saleh Abdullah Al-Bazai & Sons Company
<b>Property Manager:</b>	Saleh Abdullah Al-Bazai & Sons Company
<b>Average Valuation:</b>	SAR 81,600,000

## Al Bazai Automotive Showrooms

Al-Bazai Automotive Showrooms are located on one of the main artery roads in the east end of the City of Riyadh at West Al-Nasseem District, directly on Khurais Road. They are purpose-built showrooms based on best specifications and standards for new automotive showrooms. They are fully leased for a term of up to 15 years to Saleh Abdullah Al-Bazai & Sons Company, authorized dealer of Toyota and Lexus in the Central Region and the exclusive agent of Skoda Auto in the Kingdom of Saudi Arabia.

<b>Location:</b>	Dubai - UAE
<b>Land Area:</b>	5,378 sq. m.
<b>Sector:</b>	Industrial
<b>Property Age:</b>	5 Years
<b>Annual Income:</b>	SAR 4,623,458
<b>Occupancy Rate:</b>	100%
<b>Number of Lease Agreements:</b>	One Lease Agreement
<b>Lease Term:</b>	25 years unbreakable, secured by certified cheques
<b>Tenant:</b>	The Box Self Storage MDMS
<b>Property Manager:</b>	The Box Self Storage MDMS
<b>Average Valuation:</b>	AED 62,450,000

## The Box Self Storage Warehouse

The Box Self Storage Warehouse is located in the Emirate of Dubai, United Arab Emirates in Jebel Ali I Zone. It is subject to the laws and regulations of the Dubai Multi Commodities Center (DMCC) – Free Zone. It oversees Sheikh Zayed Road, the most important main road in the UAE. It is one of the largest self-storage facilities in the Middle East. It is comprised of a basement, a ground floor and three identical floors and a roof annex. It is purpose built in accordance with self-storage specifications and standards. The property is fully leased for a term of up to 25 years to The Box Self Storage MDMS in Dubai, a company specialized in the self-storage sector, with over 20 branches in Dubai, and multiple branches in the UAE, Qatar and Lebanon.

<b>Location:</b>	Riyadh
<b>Land Area:</b>	3,495.35 sq. m.
<b>Sector:</b>	Hospitality
<b>Property Age:</b>	4 Years
<b>Annual Net Income:</b>	SAR 7,845,000
<b>Occupancy Rate:</b>	100%
<b>Number of Lease Agreements:</b>	One Lease Agreement
<b>Lease Term:</b>	10-year binding Ejar lease agreement,
<b>Tenant:</b>	Artal Hospitality Company
<b>Average Valuation:</b>	SAR 99,523,500

## Gardino Hotel

Gardino Hotel is located in Olaya District, Takhasusi Road, Riyadh. It is comprised of 94 rooms and suites and fully equipped with all services, including gym, event halls, restaurant, swimming pools and parking spaces. The Hotel has a prime location on one of the most important arteries of the City of Riyadh. It is leased to a leading Saudi Company specialized in leasing and operating hotels, under an unbreakable ten-year lease agreement.

<b>Location:</b>	Riyadh
<b>Land Area:</b>	3,212 sq. m.
<b>Sector:</b>	Administrative-Commercial
<b>Property Age:</b>	7 years
<b>Annual Income:</b>	SAR 17,338,546
<b>Occupancy Rate:</b>	82%
<b>Number of Lease Agreements:</b>	Multiple Lease Agreements
<b>Average Lease Term:</b>	1 Year
<b>Tenant:</b>	Multiple Tenants
<b>Average Valuation:</b>	SAR 304,640,500

## Verdun Tower

Verdun Tower is located in the Olaya district at the intersection of King Fahd Road with Prince Mohammed bin Abdulaziz Road (formerly known as Al Tahlia). The site is located on 4 streets, including King Fahd Road with a frontage with a length of 40.08 meters, and Prince Mohammed bin Abdulaziz Road with a frontage with a length of 43.81 meters and the tower is a commercial administrative building leased to several tenants and the tower consists of two floors, basement, ground floor, mezzanine and 8 repeated floors.

**Ratio of Leased and Non-Leased Properties to Total Owned Properties:**

Property Name	Lease Status	Property Percentage Leased	Ratio to Total Owned Properties
First Ajzala Residential Complex	Leased	92 %	10.35 %
Sea Shore Residential Complex	Leased	41 %	8.31 %
Hotel Apartments - Dhahran (formerly Radisson Blu)	Leased	84 %	5.36 %
Pearl Residential Complex	Leased	64 %	18.01 %
Al Barakah Warehouses at Sulay	Leased	100 %	6.60 %
Al-Bazai Automotive Showrooms	Leased	100 %	5.91 %
The Box Self Storage Warehouse	Leased	100 %	4.52 %
Kharj Plaza	Leased	93 %	4.59 %
Al Orouba Plaza Complex	Leased	96 %	2.37 %
Al Faisaliah Plaza Commercial Complex	Leased	90 %	1.24 %
Al Jubail Plaza Commercial Complex	Leased	96 %	3.49 %
Gardino Hotel	Leased	100 %	7.20 %
Verdun Tower	Leased	82 %	22.05 %

### **Types of the Fund's Underlying Real Estate Assets:**

The Fund Manager will invest in diverse sectors, including without limitation, the industrial, residential, hospitality, commercial and agricultural sectors. The Fund may engage in two types of acquisitions, namely:

- Acquiring structurally developed properties capable of generating rental and periodic income.
- Acquiring long term leaseholds.

While the Fund basically invests in structurally developed real estate properties capable of generating rental and periodic income, the Fund will not invest in white lands. The Fund may invest up to a maximum of 25% of the Fund's total asset value according to the last audited financial statements in real estate development, or to renovate or redevelop Fund owned properties. The property selection criteria shall be as follows: (a) not less than 50% of the leasable area is leased; (b) structurally developed and generates annual rental yield; (c) located in areas within major cities, excluding Mecca and Medina; (d) the property does not require improvements with a cost exceeding 15% of the total acquisition cost.

**Percentage Rents of each of the Fund's Assets for 2025G:**

Property Name	Percentage rent of each property
First Ajzala Residential Complex	6.66 %
Sea Shore Residential Complex	3.84 %
Hotel Apartments - Dhahran (formerly Radisson Blu)	9.07 %
Pearl Residential Complex	12.37 %
Al Barakah Warehouses at Sulay	6.67 %
Al-Bazai Automotive Showrooms	6.39 %
The Box Self Storage Warehouse	4.76 %
Gardino Hotel	8.07 %
Al Kharj Plaza	4.48 %
Al Orouba Plaza Complex	7.55 %
Al Jubail Plaza Commercial Complex	7.65 %
Al Faisaliah Plaza Commercial Complex	4.64 %
Verdun Tower	17.85 %

**Ratio of Uncollected Revenues and Ratio of Non-Cash Expenses:**

Description	Percentage
Ratio of Uncollected Revenues to Total Revenues	68.36%
Ratio of Non-Cash Expenses to Fund's Net Profits	-112.11%

**Comparison Table Covering the Fund's Performance Record and Total Return:**

Year	Fund's NAV (SAR)	Fund's NAV per Unit (SAR)	Highest NAV per Unit (SAR)	Lowest NAV per Unit (SAR)	Number of Issued Units	Dividends per Unit (SAR)	Ratio of Costs Borne by the Fund to Total Assets*
2018G (17 months)	848,631,161	9.64	10.13	9.64	88 million Units	0.98	2.17%
2019G	907,224,375	10.31	10.31	10.11		0.7	2.35%
2020G	881,700,719	10.02	10.22	10.02		0.65	2.40%
2021G	858,769,600	9.76	9.89	9.76		0.6	2.45%
2022G	816,870,039	9.28	9.61	9.28		0.5	3.36%
2023G	784,760,569	8.92	9.09	8.92		0.17	5.60%
2024G	744,871,101	8.46	8.65	8.46		0.24	5.83%
2025G	613,857,096	6.98	8.18	6.98		0.24	5.76%

**\* Actual Costs of the Fund:**

Fund Costs = Management Fees + Operating Expenses + Financing Costs

**Fund's Total Return**

Fund's Total Return**	2018 G (17 Months)	2019 G	2020 G	2021 G	2022 G	2023 G	2024 G	2025 G
	11,677,000	5,813,344	45,176,212	53,585,495	61,133,301	64,529,997	101,119,458	10,121,985

**\*\* Method of Calculation of Total Return:**

Total Return = Total Revenues – Management Fees – Operating Expenses – Financing Costs

**Ratio of Borrowed Assets to Total Asset Value:**

Description	2018	2019	2020	2021	2022	2023	2024	2025
Fund Total Asset Value	1,057,665,310	1,273,887,151	1,354,139,832	1,441,771,036	1,657,160,017	1,633,949,432	1,587,777,885	1,435,455,414
Fund Total Loans	165,150,000	191,165,228	311,389,561	413,676,688	668,556,977	668,556,977	668,556,977	673,968,682
Ratio of Loans to Fund Total Asset Value	15.61%	15.01%	23.00%	28.69%	40.34%	40.92%	42.11%	46.95%
Exposure Period	6.49	5.68	5.28	4.86	4.79	5.61	4.61	3.61
Maturity Date	26.06.2025	03.09.2025	12.04.2026	08.11.2026	14.10.2027	09/08/2029	09/08/2029	09/08/2029

**Service Charges, Commissions and Fees Incurred by the Fund to Third Parties in 2025G:**

Service	Service Provider	Value (SAR)
Custodian	Alinma Investment Company	100,000
Auditor	Allied Accountants Professional Services (RSM)	80,000
Auditor	KPMG Professional Services Company	40,000
Listing and Trading	Saudi Stock Exchange (Tadawul)	125,667
Administering the Unitholders Register	Securities Depository Center Co. (Edaa)	400,000
Property Managers	Unified Asset and Property Management Company	1,976,145
	Gulf SAS Company (*)	503,787.33
Property Valuers	Esnad Real Estate Valuation	239,188
	Esnad Real Estate Valuation	
	Valuation Expert Company (ValuStrat)	
	JLL Valuation Saudi Arabia Limited	
Shari'a Advisor	Shariyah Review Bureau W.L.L.	33,000

(\*) This amount is under review and may be different than the final amount

Ratio of Total Expenses to Total Assets in 2025G: **14 %** the increase in this percentage due to the impairment in some real estate investment properties valuations

The Fund Manager declares that the Fund manager did not receive any special commissions in 2025G. The Fund Manager further declares that there are no circumstances where the Fund Manager has decided to waive or reduce any fees which it did not disclose.

## Board of Directors of Musharaka REIT Fund

The Fund Board oversees the Fund. It is comprised of a minimum of 3 members and a maximum of 11 members, serving for a term of not more than five years. Their membership term may be extended for a similar period. One third of the directors shall be independent, and in all events, the number of independent directors shall not be less than two directors. The term of the Fund Board starts as of the date of CMA's approval of the establishment of the Fund. The Fund Manager shall be entitled to replace directors during the term of the Fund, subject to receiving the prior approval of the CMA, and subsequently notifying the Unitholders of such change. The Fund Board shall meet at least twice a year to oversee the Fund's compliance with all regulations, approve Fund plans, review progress reports, and approve material contracts. The Fund Board shall have the responsibility of overseeing the Fund to ensure the best interest of the Unitholders.

### Fund Board Members

#### **Mr. Ibrahim bin Fahad Alassaf (Chairman of the Board)**

Mr. Alassaf has over 25 years of experience, during which he held leadership positions in finance and investment planning. He also has extensive experience in the real estate investment sector and has managed many successful investments locally and regionally. Mr. Alassaf holds an MBA (Banking and Finance) and a bachelor's in accounting from King Fahad University of Petroleum and Minerals (KFUPM). He is currently the CEO of Musharaka Capital.

#### **Dr. Jassim bin Shaheen Al Romaihi (Independent Director)**

Dr. Jassim Al Romaihi's practical and academic experience extends 30 years, in the financial, accounting and management fields, in addition to his expertise in financial and strategic planning, corporate governance and project management. Dr. Jassim Al Romaihi holds a PhD in Accounting from University of Dundee, United Kingdom, a Master Degree in Accounting from the University of Missouri, USA and a Bachelor of Science in Accounting from King Saud University. He is the Founder and former CEO of Razen Knowledge Holding. He held the position of Deputy CEO of Mezat Al-Khaleej Holding Company and is currently a freelance financial and management advisor.

#### **Mr. Ahmed Ismail (Independent Director)**

Mr. Ahmed Ismail has over 23 years of experience in the Saudi banking sector and financial companies. He held leadership positions and specialized in the credit and business development fields. He holds an MBA from the University of Hull, United Kingdom and a bachelor's in industrial management from King Fahad University of Petroleum and Minerals (KFUPM). He is currently the CEO of Remas Consulting. He previously held the position of CEO of Saudi Global Investment House for the period from 2008 to 2010 and was appointed in 2007 as Head of Corporate Financing at Saudi Hollandi Bank. He also was appointed in 1992 as Senior Credit Manager at Samba Financial Group.

**Dr. Ibrahim bin Mohammed Al-Qahtani (Independent Member)**

Dr. Ibrahim has over 30 years of extensive experience in a wide range of sectors, including investment, real estate development, and the industrial sector. He has held several supervisory and executive positions, most recently as Chairman of the Board of Directors of Natola Steel Factories, Board Member of Sumou Real Estate Company, Founder and Partner of Financial Investment Company, Founder and Partner of Gulf Artificial Stone Factory, and Board Member of several investment funds. Dr. Ibrahim holds a Bachelor of Science in Industrial Management (Honors) from King Fahd University of Petroleum and Minerals, a Master of Business Administration from the same university, and a PhD in Economics from the University of Wisconsin, USA.

## Board of Directors Meetings Summary

**First Meeting: Board Meeting Held on 16 March 2025G:**

**Agenda of the Meeting:**

- The audited annual financial statements of Musharaka REIT Fund for the period ending on 31/12/2024.
- Discuss the distributions of cash dividends to unitholders

**Meeting resolutions:**

- Approval of the annual financial statements of Musharaka REIT Fund for the period from 01/01/2024 to 31/12/2024.
- To approve on distributing dividends to the unitholders of Musharaka REIT fund for the period 1/07/2024 to 31/12/2024, at the rate of 0.14 riyals per unit and a total amount of SAR 12,320,000.

**Second Meeting: Board Meeting Held on 10 August 2025G:**

**Agenda of the Meeting:**

- The Fund Manager reviewed the current status of the Fund's properties and occupancy rates..
- Review of the preliminary financial statements for the period ending 30/06/2025.
- Discussion of profit distribution to unit holders.
- Participation of the Head of Compliance, Compliance and Anti-Money Laundering.

**Meeting resolutions:**

- Approval to distribute profits to the owners of Musharaka REIT units at a value of 0.10 riyals per unit for the period from January 1 to June 30, 2025.

- The members of the Fund's Board of Directors stressed the need to address the auditors' observations contained in the report to align with the updated regulations..

**Third Meeting: Board Meeting Held on 12 November 2025G:**

**Agenda of the Meeting:**

- Performance of the fund's properties over the past three years..
- Latest Yarn software updates.
- Discussion of the impact of the rent freeze decision in the Riyadh region
- Lower interest rates and their impact on the fund.
- Any new developments.
- Participation of the Head of Governance and Compliance.

**Meeting resolutions:**

- The members of the council requested that efforts be made to increase occupancy rates in residential properties, particularly in The Pearl and Seashore, and to explore all possible solutions to improve the efficiency of utilizing these properties.
- Independent member Dr. Jassim Al-Rumaihi proposed adding a clause to provide members with information on the obstacles facing the fund, the fund manager's proposed recommendations, and a detailed plan for repaying the existing bank facilities on the fund.
- Independent member Ibrahim Al-Qahtani suggested the existence of an executive committee to provide members with property details and offer possible solutions. He also suggested adding the city where each property is located in the property income details table.

## Board decisions during the year of 2025

1. Change the auditors of the REIT Participation Fund on June 12, 2025.
2. Approval of the operation agreement with SAS Company as an operator for Dharan hotel apartments and to change the name of Radisson Hotel Apartments to Hotel Apartments - Dhahran.
3. Approval to increase in dividend distribution for the Musharaka REIT Fund on March 19, 2025 to be 0.14 riyals.



# Musharaka REIT Fund Risk Assessment Report

Annual Risk Assessment Report 2025

Musharaka REIT Fund

Risks	Probability of Occurrence	Effect On				Risk Assessment		
		Scope of Work	Time	Cost	Quality of Work	Average Effect	Effect Percent	Risk Level
<b>1</b> Market Risks	40%	90%	50%	60%	80%	70%	28%	Medium
<b>2</b> Liquidity Risks	60%	70%	30%	30%	70%	50%	30%	Medium
<b>3</b> Distributions Fluctuation Risks	95%	90%	60%	50%	70%	68%	64%	High
<b>4</b> Financing Default Risks	65%	60%	50%	80%	70%	65%	42%	Medium
<b>5</b> Employee Risks	40%	20%	60%	50%	40%	43%	17%	Low
<b>6</b> Regulatory Risks	20%	90%	30%	20%	40%	45%	9%	Low
<b>7</b> Lack of Investment Opportunity Risks	50%	75%	95%	50%	50%	68%	34%	Medium
<b>8</b> Tenant Creditworthiness Risks	60%	100%	60%	70%	70%	75%	45%	Medium
<b>9</b> Lease Agreements Renewal Risks	70%	100%	55%	80%	90%	81%	57%	Medium
<b>10</b> Property Valuation Risks	25%	100%	50%	60%	100%	78%	19%	Low
<b>11</b> Risks of Non-Compliance eith Applicable Laws	20%	50%	30%	30%	100%	53%	11%	Low
<b>12</b> Real Estate Sector Investment Risks	50%	100%	50%	40%	50%	60%	30%	Medium
<b>13</b> Real Estate Development Risks	10%	100%	50%	40%	30%	55%	6%	Low
<b>14</b> Uninsured Loss Risks	30%	100%	50%	90%	100%	85%	26%	Medium
<b>15</b> Impairment of Fund Assets Risks	70%	100%	30%	80%	40%	63%	44%	Medium

<b>16</b>	Geographic Concentration Risks	<b>40%</b>		<b>100%</b>	<b>20%</b>	<b>20%</b>	<b>70%</b>		<b>53%</b>	<b>21%</b>	<b>Medium</b>
<b>17</b>	Risks of Inability of Exit Fund Investment on Good Terms	<b>30%</b>		<b>100%</b>	<b>50%</b>	<b>50%</b>	<b>100%</b>		<b>75%</b>	<b>23%</b>	<b>Medium</b>
<b>18</b>	Political and Economic Instability Risks	<b>35%</b>		<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>		<b>100%</b>	<b>35%</b>	<b>Medium</b>
<b>19</b>	Risks of Investing outside Saudi Arabia	<b>25%</b>		<b>100%</b>	<b>50%</b>	<b>60%</b>	<b>70%</b>		<b>70%</b>	<b>18%</b>	<b>Low</b>
<b>20</b>	Conflict of Interests Risks	<b>10%</b>		<b>100%</b>	<b>20%</b>	<b>50%</b>	<b>100%</b>		<b>68%</b>	<b>7%</b>	<b>Low</b>
<b>21</b>	Limited Experience Risks	<b>20%</b>		<b>40%</b>	<b>60%</b>	<b>30%</b>	<b>30%</b>		<b>40%</b>	<b>8%</b>	<b>Low</b>
<b>22</b>	Price Changes Risks	<b>70%</b>		<b>60%</b>	<b>40%</b>	<b>40%</b>	<b>30%</b>		<b>43%</b>	<b>30%</b>	<b>Medium</b>
<b>23</b>	Risks of trading at a price less than the market value	<b>80%</b>		<b>70%</b>	<b>40%</b>	<b>50%</b>	<b>60%</b>		<b>55%</b>	<b>44%</b>	<b>Medium</b>
<b>24</b>	Risks of Substantial Rise in Sale of Units	<b>40%</b>		<b>60%</b>	<b>50%</b>	<b>60%</b>	<b>60%</b>		<b>58%</b>	<b>23%</b>	<b>Medium</b>
<b>25</b>	Underlying Value Reflection Risks	<b>20%</b>		<b>50%</b>	<b>30%</b>	<b>30%</b>	<b>20%</b>		<b>33%</b>	<b>7%</b>	<b>Low</b>
<b>26</b>	Distribution and Financing Risks	<b>70%</b>		<b>70%</b>	<b>50%</b>	<b>40%</b>	<b>70%</b>		<b>58%</b>	<b>40%</b>	<b>Medium</b>
<b>27</b>	Unit liquidity risks	<b>60%</b>		<b>50%</b>	<b>30%</b>	<b>30%</b>	<b>70%</b>		<b>45%</b>	<b>27%</b>	<b>Medium</b>
<b>28</b>	Underlying Asset Liquidity Risks	<b>80%</b>		<b>70%</b>	<b>60%</b>	<b>60%</b>	<b>70%</b>		<b>65%</b>	<b>52%</b>	<b>Medium</b>
<b>29</b>	Value Reduction Risks	<b>50%</b>		<b>60%</b>	<b>20%</b>	<b>40%</b>	<b>60%</b>		<b>45%</b>	<b>23%</b>	<b>Medium</b>
<b>30</b>	No Assurance of Investment Returns Risks	<b>60%</b>		<b>70%</b>	<b>30%</b>	<b>50%</b>	<b>60%</b>		<b>53%</b>	<b>32%</b>	<b>Medium</b>
<b>31</b>	Operating History Risks	<b>20%</b>		<b>50%</b>	<b>20%</b>	<b>40%</b>	<b>60%</b>		<b>43%</b>	<b>9%</b>	<b>Low</b>
<b>32</b>	Income Fluctuation risks	<b>90%</b>		<b>70%</b>	<b>50%</b>	<b>70%</b>	<b>80%</b>		<b>68%</b>	<b>61%</b>	<b>High</b>
<b>33</b>	Zakat and Fees Imposition Risks	<b>10%</b>		<b>80%</b>	<b>20%</b>	<b>70%</b>	<b>20%</b>		<b>48%</b>	<b>5%</b>	<b>Low</b>
<b>34</b>	Exchange Rate Risks	<b>20%</b>		<b>100%</b>	<b>20%</b>	<b>60%</b>	<b>60%</b>		<b>60%</b>	<b>12%</b>	<b>Low</b>
<b>35</b>	Risks of Inequality in Information Access	<b>25%</b>		<b>60%</b>	<b>20%</b>	<b>40%</b>	<b>70%</b>		<b>48%</b>	<b>12%</b>	<b>Low</b>
<b>36</b>	Increase in Construction Costs Risks	<b>40%</b>		<b>80%</b>	<b>40%</b>	<b>60%</b>	<b>50%</b>		<b>58%</b>	<b>23%</b>	<b>Medium</b>
<b>37</b>	Infrastructure Risks	<b>10%</b>		<b>85%</b>	<b>50%</b>	<b>50%</b>	<b>70%</b>		<b>64%</b>	<b>6%</b>	<b>Low</b>

<b>38</b>	Financing risks	90%	80%	60%	70%	70%	70%	63%	High
<b>39</b>	Risks of Actions taken by Competitors	60%	90%	50%	70%	80%	73%	44%	Medium
<b>40</b>	Counterparty default and credit risks	40%	80%	40%	70%	70%	65%	26%	Medium
<b>41</b>	Lease Contract Termination Risks	30%	80%	30%	40%	60%	53%	16%	Low
<b>42</b>	Risks of possible Inability to renew Lease Contracts or Re-Lease Spaces upon Expiration of the Lease Contracts	30%	90%	60%	50%	65%	66%	20%	Low
<b>43</b>	Real Estate Expropriation Risks	30%	70%	60%	50%	50%	58%	17%	Low
<b>44</b>	Legal, Tax and regulatory Risks	40%	85%	20%	70%	20%	49%	20%	Low
<b>45</b>	Government and Municipality Approvals Risks	30%	70%	70%	40%	40%	55%	17%	Low
<b>46</b>	Saudization Risks	20%	60%	30%	40%	60%	48%	10%	Low
<b>47</b>	Third Party Litigation Risks	40%	70%	50%	60%	60%	60%	24%	Medium
<b>48</b>	Risks of Liability and indemnification Specification	40%	80%	40%	40%	60%	55%	22%	Medium
<b>49</b>	Risks of Forward-looking Statements	40%	80%	30%	40%	60%	53%	21%	Medium
<b>50</b>	Risks of Concentration on the Real Estate Sector	40%	90%	20%	40%	60%	53%	21%	Medium

Low risk are risk levels ranging between 0% to 20%

Medium risks are risk levels ranging between 21% to 59%

High risks are risk levels ranging between 60% to 100%



Financial Statements  
For the Period from  
01 January 2025 to 31 December 2025 and the  
Auditor's Report

**MUSHARAKA REIT FUND**  
(Managed by Musharaka Capital Company)

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2025**  
**AND INDEPENDENT AUDITOR'S REPORT**

**MUSHARAKA REIT FUND**  
(Managed by Musharaka Capital Company)

**Financial statements for the year ended 31 December 2025**

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# RSM

شركة آر إس إم المحاسبون المتحدون للإستشارات المهنية

الرياض - حي العليا - طريق العروبة

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## INDEPENDENT AUDITOR'S REPORT

### To the Unitholders Musharaka REIT Fund

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the financial statements of Musharaka REIT Fund (the "Fund"), managed by Musharaka Capital Company (the "Fund Manager"), which comprise the statement of financial position as at 31 December 2025, and the statements of profit or loss and other comprehensive income, changes in net assets attributable to unitholders and cash flows for the year then ended and notes to the financial statements, including material accounting policy information.

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

#### 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 Financial Statements* section of our report. We are independent of the Fund in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) endorsed in the Kingdom of Saudi Arabia (the "Code") that is relevant to our audit of the Fund's financial statements, and we have fulfilled our other ethical responsibilities in accordance with the requirements of the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion there on, and we do not provide a separate opinion on these matters.

**Independent auditor's report to the unitholders of Musharaka REIT Fund (continued)**

<b>Valuation of investment properties</b>	
<b>Key audit matter</b>	<b>How our audit addressed the key audit matter</b>
<p>As at 31 December 2025, the carrying value of the Fund's investment properties amounted to Saudi Riyals 1.16 billion.</p> <p>Investment properties are held for rental yields and / or for capital appreciation, and are stated at cost less accumulated depreciation and any accumulated impairment losses.</p> <p>The Fund Manager determines the fair values of these investment properties at each reporting date, to comply with the requirements of Real Estate Investment Funds Regulations and publishes the net asset value accordingly. If the fair value is less than the carrying value, a detailed impairment assessment is performed to determine if recognition of an impairment loss is required.</p> <p>The Fund uses valuations carried out by third party valuers to ascertain the fair value of these properties.</p> <p>The Fund Manager engages two independent certified valuers to help the Fund Manager determine the recoverable amounts. The valuations are carried out using common methodologies and approaches, and this is considered a key audit matter as these methodologies and approaches involve significant judgement and estimates, that could have a material impact on the financial statements of the Fund.</p> <p>Refer to Note 3.11 of the financial statements on the accounting policy for impairment of non-financial assets and Note 11 for the disclosures on investment properties.</p>	<p>We have performed the following as part of our audit:</p> <ul style="list-style-type: none"> <li>• Obtained an understanding of the process adopted by the Fund Manager in determining the valuation and identifying the impairment loss on investment properties;</li> <li>• Reviewed management assessment for the existence of impairment indicators on investment properties;</li> <li>• Assessed the independence, professional qualifications, competence and experience of the Fund's independent valuers;</li> <li>• Reviewed and inquired from the Fund's independent valuers the assumptions and methodologies used in valuing the investment properties and the evidence used by them to support their assumptions;</li> <li>• Agreed the specific details (area, location etc.) of the investment properties as per the valuation reports with the Fund records and title deeds of the investment properties;</li> <li>• Compared the recoverable amount of the investment properties as per the valuation report to their carrying values to determine if any impairment loss is required;</li> <li>• Involved our experts to determine the valuation of three investment properties and compared them with the impairment recorded by the management to assess the reasonableness of the valuation models and assumptions, used to determine the valuation and to obtain comfort over the valuation reports issued by management's experts; and</li> <li>• Assessed the adequacy of the disclosures made in the Fund's financial statements including key assumptions and judgments.</li> </ul>

**Other Information**

The Fund Manager is responsible for the other information. The other information comprises the information included in the Fund's annual report, but does not include the financial statements and our auditor's report thereon. The Fund's annual report is expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Fund's annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

*Independent auditor's report to the unitholders of Musharaka REIT Fund (continued)*

**Responsibilities of Management and Those Charged with Governance for the Financial Statements**

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

In preparing the financial statements, the Fund Manager 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 Fund manager 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 of Directors, are responsible for overseeing the Fund's financial reporting process.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the 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 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 financial statements.

As part of an audit in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the 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 the one resulting from error, as fraud may involve collusion, forgery, intentional omission, 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 Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Fund Manager.
- Conclude on the appropriateness of Fund Manager'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 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 to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

***Independent auditor's report to the unitholders of Musharaka REIT Fund (continued)***

***Auditor's Responsibilities for the Audit of the Financial Statements (continued)***

We also provide those charged with governance with a statement that we have compiled 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 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.

**RSM Allied Accountants Professional Services**



**Mohammed Bin Farhan Bin Nader**

License No. 435

Al-Khobar, Kingdom of Saudi Arabia

11 Shawwal 1447 AH (corresponding to 30 March 2026)



**MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

**Statement of profit or loss and other comprehensive income**

(All amounts in Saudi Riyals unless otherwise stated)

	Note	For the year ended 31 December	
		2025	2024
Rental revenue	5	86,972,655	95,358,405
Finance income	6	10,183,942	10,742,288
<b>Total income</b>		<b>97,156,597</b>	<b>106,100,693</b>
Depreciation and amortization	11	(31,252,740)	(31,296,643)
Fund management fee	7	(14,447,400)	(14,768,105)
Other operating expenses	8	(20,303,841)	(22,918,707)
Impairment loss on investment properties	11	(91,948,843)	(5,855,087)
<b>Total expenses</b>		<b>(157,952,824)</b>	<b>(74,838,542)</b>
<b>Operating (loss) / profit</b>		<b>(60,796,227)</b>	<b>31,262,151</b>
Gain on investments carried at fair value through profit or loss	14	20,114	116,672
Finance costs	9	(52,283,371)	(56,736,881)
Finance income on term deposits	15	1,715,479	2,168,590
Other income	17	1,450,000	900,000
<b>Loss for the year</b>		<b>(109,894,005)</b>	<b>(22,289,468)</b>
Other comprehensive income		-	-
<b>Total comprehensive loss for the year</b>		<b>(109,894,005)</b>	<b>(22,289,468)</b>
<b>Weighted average number of units outstanding</b>		<b>88,000,000</b>	<b>88,000,000</b>
<b>Basic and diluted loss per unit</b>		<b>(1.25)</b>	<b>(0.25)</b>

The accompanying notes form an integral part of these financial statements.

**MUSHARAKA REIT FUND**  
(Managed by Musharaka Capital Company)

**Statement of financial position**

(All amounts in Saudi Riyals unless otherwise stated)

	Note	As at 31 December	
		2025	2024
<b>Assets</b>			
Investment properties	11	<b>1,163,289,625</b>	1,285,491,208
Net investment in finance leases	12	<b>189,847,804</b>	200,829,746
Lease rental receivables	13	<b>52,205,231</b>	40,865,164
Prepayments and other assets		<b>896,182</b>	2,663,218
Investments carried at fair value through profit or loss	14	<b>520,114</b>	-
Cash and cash equivalents	15	<b>28,696,458</b>	57,928,549
<b>Total assets</b>		<b>1,435,455,414</b>	1,587,777,885
<b>Liabilities</b>			
Borrowings	16	<b>673,968,682</b>	678,329,548
Lease liabilities	17	<b>116,983,183</b>	126,355,312
Unearned rental revenue	18	<b>17,785,406</b>	19,162,393
Accrued expenses and other liabilities	19	<b>8,718,477</b>	10,669,177
Accrued fund management fee	20	<b>4,142,570</b>	8,390,354
<b>Total liabilities</b>		<b>821,598,318</b>	842,906,784
<b>Net assets attributable to unitholders</b>		<b>613,857,096</b>	744,871,101
Units in issue		<b>88,000,000</b>	88,000,000
Per unit value (Saudi Riyals)		<b>6.98</b>	8.46

The accompanying notes form an integral part of these financial statements.

**MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

**Statement of changes in net assets attributable to unitholders**

(All amounts in Saudi Riyals unless otherwise stated)

	<b>For the year ended 31 December</b>	
	<b>2025</b>	<b>2024</b>
<b>Net assets attributable to unitholders at 1 January</b>	<b>744,871,101</b>	784,760,569
<b>Change from operations</b>		
Total comprehensive loss for the year	<b>(109,894,005)</b>	(22,289,468)
Distributions (see Note 23)	<b>(21,120,000)</b>	(17,600,000)
	<b>(131,014,005)</b>	(39,889,468)
<b>Net assets attributable to unitholders at 31 December</b>	<b>613,857,096</b>	744,871,101

The accompanying notes form are an integral part of these financial statements.

**MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

**Statement of cash flows**

(All amounts in Saudi Riyals unless otherwise stated)

	Note	For the year ended 31 December	
		2025	2024
<b>Cash flows from operating activities</b>			
Loss for the year		(109,894,005)	(22,289,468)
<b>Adjustment for:</b>			
Depreciation and amortization	11	31,252,740	31,296,643
Impairment loss on investment properties	11	91,948,843	5,855,087
Unrealised gain on investments carried at fair value through profit or loss (FVTPL)	14	(20,114)	-
Finance income on term deposits	15	(1,715,479)	(2,168,590)
Finance costs	9	52,283,371	56,736,881
Rent concession on lease liabilities	17	(1,450,000)	(900,000)
<b>Changes in operating assets and liabilities:</b>			
Increase in lease rental receivables		(11,340,067)	(1,869,635)
Decrease in net investment in finance leases		10,981,942	9,847,314
Decrease (increase) in prepayments and other assets		1,767,036	(141,278)
(Decrease) increase in unearned rental revenue		(1,376,987)	1,586,857
Decrease in accrued expenses and other liabilities	19	(1,950,700)	(304,360)
Decrease in accrued fund management fee	20	(4,247,784)	(2,849,154)
<b>Cash generated from operations</b>		<b>56,238,796</b>	<b>74,800,297</b>
Finance cost paid	16	(51,369,366)	(49,507,303)
Murabaha income received		1,715,479	2,168,590
<b>Net cash inflow from operating activities</b>		<b>6,584,909</b>	<b>27,461,584</b>
<b>Cash flows from investing activities</b>			
Additions to investment properties	11	(1,000,000)	-
Investments at fair value through profit or loss		(500,000)	5,459,650
Net changes in short-term murabaha deposits		-	45,274,633
<b>Net cash (outflow) inflow from investing activities</b>		<b>(1,500,000)</b>	<b>50,734,283</b>
<b>Cash flows from financing activities</b>			
Repayment of lease liabilities	17	(13,197,000)	(11,045,000)
Distributions made	23	(21,120,000)	(17,600,000)
<b>Net cash outflow from financing activities</b>		<b>(34,317,000)</b>	<b>(28,645,000)</b>
<b>Net change in cash and cash equivalents</b>		<b>(29,232,091)</b>	<b>49,550,867</b>
Cash and cash equivalents at beginning of the year		57,928,549	8,377,682
<b>Cash and cash equivalents at end of the year</b>		<b>28,696,458</b>	<b>57,928,549</b>
<b>Supplemental non-cash financial information</b>	24		

The accompanying notes form an integral part of these financial statements.

## **MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

### **Notes to the financial statements for the year ended 31 December 2025**

(All amounts in Saudi Riyals unless otherwise stated)

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#### **1 GENERAL INFORMATION**

Musharaka REIT Fund (the “Fund”) is a closed-ended Shari’ah-compliant real estate investment traded fund incorporated in the Kingdom of Saudi Arabia in compliance with the Real Estate Investment Funds Regulations and the Real Estate Investment Traded Funds Instructions issued by the board of the Capital Market Authority (“CMA”).

The Fund is listed and traded in the Saudi Stock Exchange (“Tadawul” or “Saudi exchange”) and is managed by Musharaka Capital Company (the “Fund Manager”).

The offering of the units of the Fund was approved by the CMA on 23 Ramadan 1438H (corresponding to 17 July 2017) and the Fund started its operations on 25 Dhul Qadah 1438H (corresponding to 17 August 2017). The Fund’s term is 99 years and is extendable for additional two years at the discretion of the Fund Manager after obtaining CMA’s approval.

During 2021, the Fund’s Board of Directors and CMA issued approval for a change in the terms and conditions of the Fund converting the Fund into a closed-ended Traded Real Estate Investment Fund that takes the form of a special purpose entity.

During 2024, the Fund Manager updated the Fund’s terms and conditions resulting in a reduction of the management fee from 1.20% to 0.95%. This change was effective from 1 January 2024. The Fund manager communicated this change to CMA on 6 March 2024 (corresponding to 25 Shaban 1445H).

The primary investment objective of the Fund is to invest in developed properties that are qualified to generate periodic rental income and distribute at least 90% of the Fund’s net profit as cash distribution to the unitholders annually.

The registered address of the Fund Manager is P.O.Box 712, Al Khobar 31952, Kingdom of Saudi Arabia.

The Fund is governed by the Real Estate Investment Funds Regulations (the “Regulations”) published by the CMA detailing requirements for all real estate funds within the Kingdom of Saudi Arabia. The Regulations were amended by the CMA board on 3 Jumada Al-Thani 1447H (corresponding to 24 November 2025).

#### **2 BASIS OF PREPARATION**

##### **2.1 Statement of compliance**

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

The Fund has also complied with the Regulations published by CMA and Fund’s terms and conditions (collectively hereinafter referred to as “Terms and Conditions”).

##### **2.2 Historical cost convention**

These financial statements have been prepared on a historical cost basis except for investments carried at fair value through profit or loss (“FVTPL”).

##### **2.3 Functional and presentation currency**

Items included in the financial statement of the Fund are measured using the currency of the primary economic environment in which the Fund operates (the “functional currency”). The financial statements are presented in Saudi Arabian Riyals (“Saudi Riyals”) which is the Fund’s functional and presentation currency.

## **MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

### **Notes to the financial statements for the year ended 31 December 2025 (continued)**

(All amounts in Saudi Riyals unless otherwise stated)

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## **2 BASIS OF PREPARATION (continued)**

### **2.4 New and amended Standards adopted by the Fund**

The Fund has applied the following amendment to the standards for the first time for its reporting period commencing on or after 1 January 2025:

- Amendment to IAS 21 - Lack of exchangeability – The Effects of Changes in Foreign Exchange Rates specifies how the Company should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the Company's financial performance, financial position and cash flows.

The adoption of above amendment did not have a material impact on the accompanying financial statements.

### **2.5 Standards issued but not yet effective**

Certain new accounting standards and interpretations have been published that are mandatory from 1 January 2026 or later reporting periods and have not been early adopted by the Fund. The Fund is in the process of assessing the impacts of new standards and interpretations on its financial statements.

## **3 MATERIAL ACCOUNTING POLICY INFORMATION**

The material accounting policies applied for the preparation of financial statements of the Fund are set out below. The accounting policies have been consistently applied to all the years presented.

### **3.1 Rental revenue**

Rental income arising from operating leases on investment properties is recognised, net of discount (if any), in accordance with the terms of lease contracts over the lease term on a straight-line basis over the non-cancellable period of lease.

### **3.2 Earnings per unit**

Earnings per unit ("EPU") is calculated by dividing the total comprehensive income attributable to unitholders of the Fund by the weighted average number of units outstanding during the year.

### **3.3 Investment properties**

Investment property is property which is held (by owner or lessee under finance lease) either to earn rental income or for capital appreciation or for both. Investment property is initially measured at cost and is carried subsequently at cost less accumulated depreciation and impairment in value, if any. Freehold land is not depreciated. The cost of investment property is depreciated on a straight-line basis over estimated useful life ranging from 10 to 40 years.

An investment property is derecognized on sale or disposal or when permanently withdrawn or when transferred to inventory properties. Any gain or loss arising from de-recognition of the property is recognized in the profit or loss immediately.

Investment properties also include properties under construction for future use as investment properties. Such properties are carried at cost and are not depreciated.

## **MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

### **Notes to the financial statements for the year ended 31 December 2025 (continued)**

(All amounts in Saudi Riyals unless otherwise stated)

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## **3 MATERIAL ACCOUNTING POLICY INFORMATION (continued)**

### **3.4 Leases**

At the inception of the contract, the Fund assesses whether a contract is or contains a lease. The Fund recognises a Right of Use (“RoU”) asset and a corresponding lease liability with respect to all lease agreements in which it is the lessee, except for short-term leases (defined as leases with a lease term of twelve months or less) and leases of low value assets. For these leases, the Fund recognises the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

#### ***Lease liabilities***

The lease liability is initially measured at the net present value of the lease payments that are not paid at the commencement date. The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Fund, the lessee’s incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the RoU asset in a similar economic environment with similar terms, security and conditions.

To determine the incremental borrowing rate, the Fund:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received;
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the individual lessee, which does not have recent third-party financing; and
- makes adjustments specific to the lease, for example term, country, currency and security.

#### ***Right-of-use (RoU) assets***

The RoU assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses, if any.

RoU assets are depreciated over the shorter period of the lease term or the economic useful life of the underlying asset. If a lease transfer’s ownership of the underlying asset or the cost of the RoU asset reflects that the Fund expects to exercise a purchase option, the related RoU asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

The RoU assets are presented as a separate line in the statement of financial position.

The Fund determines whether a RoU asset is impaired and accounts for any identified impairment loss.

Variable rents that do not depend on an index or rate are not included in the measurement the lease liability and the RoU asset. The related payments are recognised as an expense in the period in which the event or condition that triggers those payments occurs and are included in the profit or loss.

#### ***Net investment in finance lease***

When the Fund acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Fund makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Fund considers certain indicators such as whether the present value of the minimum lease payments amounts is substantially all of the fair value of the leased asset or whether the lease is for the major part of the economic life of the asset.

## **MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

### **Notes to the financial statements for the year ended 31 December 2025 (continued)**

(All amounts in Saudi Riyals unless otherwise stated)

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## **3 MATERIAL ACCOUNTING POLICY INFORMATION (continued)**

### **3.4 Leases (continued)**

#### **Finance lease**

The Fund records the net investment in finance lease at lower of the fair value of the leased assets and the present value of the minimum lease payments. Gross investment in finance lease includes the total of future lease payments on finance leases (lease receivables), plus estimated residual amounts receivable. The difference between the lease receivables and the cost of the leased asset is recorded as unearned lease finance income and for presentation purposes, is deducted from the gross investment in finance leases.

#### **Operating lease**

The Fund recognizes lease payments received under operating leases as income on a straight-line basis over the lease term as part of 'other income'.

### **3.5 Cash and cash equivalents**

Cash and cash equivalents usually include cash in hand, cash with banks, other short-term deposits and highly liquid investments, if any, with original maturities of three months or less from the purchase date.

### **3.6 Borrowings**

Borrowings are initially recognised at the fair value (being proceeds received), net of eligible transaction costs incurred, if any. Subsequent to initial recognition, long-term borrowings are measured at amortised cost using the effective interest rate method. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using the effective interest rate method.

Borrowings are removed from the statement of financial position when the obligation specified in the underlying contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as other income or financial costs.

Borrowings are classified as current liabilities unless the Fund has an unconditional right to defer settlement of the liability for at least twelve months after the reporting period.

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are expensed in the period in which they are incurred.

### **3.7 Provisions**

Provisions are recognized when the Fund has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If it is virtually certain that an external party will reimburse some or all of the expenditure required to settle the obligation, the expected reimbursement is recognized as a separate asset, provided that the reimbursement can be reliably measured. The related expense is presented net of any such reimbursement in the statement of profit or loss and other comprehensive income.

## MUSHARAKA REIT FUND

(Managed by Musharaka Capital Company)

### Notes to the financial statements for the year ended 31 December 2025 (continued)

(All amounts in Saudi Riyals unless otherwise stated)

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## 3 MATERIAL ACCOUNTING POLICY INFORMATION (continued)

### 3.8 Net assets value per unit

The net assets value (NAV) per unit as disclosed on the statement of financial position is calculated by dividing the net assets of the Fund by the number of units outstanding at the period end.

### 3.9 Distributions

Distributions are recognised when declared during the financial year and no longer at the discretion of the Fund. Unpaid distributions to the unitholders are recognized as a liability in the financial statements in the period in which the distributions are declared by the Fund's Board of Directors.

### 3.10 Financial instruments

#### *Financial assets*

#### *Initial recognition*

All financial assets are recognised initially at fair value plus, in the case of assets not at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

#### *Subsequent measurement*

The subsequent measurement of financial assets depends on their classification as described below:

#### **Financial assets at amortised cost**

The Fund classifies its financial assets as measured at amortised cost as such assets are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest.

#### **Financial assets at fair value through profit or loss**

Financial assets are classified as investments at fair value through profit or loss if they are acquired for the purpose of selling or repurchasing them in the near term. The Fund designated its holding in a local quoted and unquoted securities, and units portfolio in mutual funds as financial assets at fair value through profit or loss. Such investments are carried in the statement of financial position at fair value with net changes in fair value presented in the statement of profit or loss.

#### *Derecognition*

A financial asset is primarily derecognized when the rights to receive cash flows from the asset have expired, or the Fund 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 Fund 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.

When the Fund has transferred its rights to receive cash flows from an asset or has entered into a passthrough arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Fund continues to recognize the transferred asset to the extent of its continuing involvement. In that case, the Fund also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Fund has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Fund could be required to repay.

## MUSHARAKA REIT FUND

(Managed by Musharaka Capital Company)

### Notes to the financial statements for the year ended 31 December 2025 (continued)

(All amounts in Saudi Riyals unless otherwise stated)

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## 3 MATERIAL ACCOUNTING POLICY INFORMATION (continued)

### 3.10 Financial instruments (continued)

#### Financial liabilities

The Fund derecognizes a financial asset when the contractual cash flows from the asset expire or it transfers its rights to receive contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership are transferred. Any interest in transferred financial assets that is created or retained by the Fund is recognized as a separate asset or liability.

#### *Subsequent measurement*

Subsequent measurement of financial assets depends on the Fund's business model for managing the assets and the cash flow characteristics of the assets. Assets that are held for collection of contractual cash flows where those cash flows represent solely payment of principal and interest are measured at amortised cost. A gain or loss on a financial instrument that is subsequently measured at amortised cost and is not part of the hedging relationship is recognized in profit or loss when the asset is derecognized or impaired. Interest income from these financial assets is calculated using the effective interest rate method.

All financial liabilities are recognised at the time when the Fund becomes a party to the contractual provisions of the instrument. Financial liabilities are recognized initially at fair value less any directly attributable transaction cost. Subsequent to initial recognition, these are measured at amortized cost using the effective interest method.

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expired. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in respective carrying amounts is recognised in the profit or loss.

The Fund measures financial instruments, i.e. investment carried at FVTPL and financial derivatives, at fair value at each reporting date.

#### Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability; or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Fund.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset considers a market participant's ability to generate economic benefits from the asset's highest and best use or by selling it to another market participant that would utilise the asset in its highest and best use.

The Fund uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

## **MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

### **Notes to the financial statements for the year ended 31 December 2025 (continued)**

(All amounts in Saudi Riyals unless otherwise stated)

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## **3 MATERIAL ACCOUNTING POLICY INFORMATION (continued)**

### **3.10 Financial instruments (continued)**

#### **Fair value measurement (continued)**

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy. This is described, as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1: Quoted (unadjusted) market prices in active markets for identical assets or liabilities,

Level 2: Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable,

Level 3: Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements at fair value on a recurring basis, the Fund determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

#### **Offsetting financial assets and liabilities**

Financial assets and liabilities are offset and net amounts are reported in the financial statements, when the Fund has a legally enforceable right to set off the recognized amounts and intends either to settle on a net basis, or to realize the assets and liabilities simultaneously.

### **3.11 Impairment of financial and non-financial assets**

- **Impairment of non-financial assets**

The Fund assesses at each reporting date whether there is an indication that a non-financial asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Fund estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets of the Fund. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, an appropriate valuation model is used. Impairment losses from continuing operations are recognised in profit or loss and presented as a separate line item.

- **Impairment of financial assets**

The Fund recognises an allowance for expected credit losses (ECLs). ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

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 and government spending to be the most relevant factor and accordingly adjusts the historical loss rates based on expected changes in these factors. Impairment losses related to receivables from operating leases are presented separately in the statement of profit or loss and other comprehensive income.

## **MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

### **Notes to the financial statements for the year ended 31 December 2025 (continued)**

(All amounts in Saudi Riyals unless otherwise stated)

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#### **3 MATERIAL ACCOUNTING POLICY INFORMATION (continued)**

##### **3.12 Financial income and cost**

Financial income is measured using the effective interest rate, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset or a shorter period, where appropriate, to the net carrying amount of the financial asset.

Finance income is recognised as the interest accrues using the effective interest method.

#### **4 SIGNIFICANT ACCOUNTING ESTIMATES AND ASSUMPTIONS**

The preparation of financial statements in conformity with IFRS require the use of certain critical estimates and judgments that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the reporting date and the reported amounts of revenue and expenses during the reporting period. Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Fund based its assumptions and estimates on parameters available when the 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 the Fund. Such changes are reflected in the assumptions when they occur.

The significant estimates and assumptions that have a significant impact on the financial statements of the Fund are discussed below:

##### **Valuation of investment properties**

The Fund hires the services of third parties to obtain estimates of the market value of investment properties using recognised valuation techniques for the purposes of their impairment review and disclosures in the financial statements. The key assumptions used to determine fair values of investment properties are disclosed in Note 11.

##### **Useful lives of investment properties**

The Fund Manager determines the estimated useful lives of its investment properties for calculating depreciation. This estimate is determined after considering the expected usage of the property or physical wear and tear. The Fund Manager periodically reviews estimated useful lives and the depreciation method to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from such assets.

##### **Impairment of financial assets held at amortised cost**

The Fund uses a provision matrix to calculate Expected Credit Losses (“ECLs”) for lease rental receivables. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns (i.e., by customer type, and coverage by guarantees and other forms of credit coverage).

The provision matrix is initially based on the Fund’s historically observed default rates. The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions. At every reporting date, the historically observed default rates are updated and changes in the forward looking estimates are analysed.

The assessment of the correlation between historically observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and forecast economic conditions. The Fund’s historical credit loss experience and forecast of economic conditions may also not be representative of customer’s actual default in the future. The information about the ECLs on the lease receivables is disclosed in Note 13.

## MUSHARAKA REIT FUND

(Managed by Musharaka Capital Company)

### Notes to the financial statements for the year ended 31 December 2025 (continued)

(All amounts in Saudi Riyals unless otherwise stated)

#### 5 RENTAL REVENUE

During the year ended 31 December 2025, the Fund has earned revenue of Saudi Riyals 86.97 million (2024: Saudi Riyals 95.36 million) from rentals of investment properties, that is recorded on an accrual basis in accordance with the terms of the corresponding contracts.

#### 6 FINANCE INCOME

	2025	2024
Finance income on investment in finance leases receivable (Note 12)	<b>10,183,942</b>	10,742,288

#### 7 FUND MANAGEMENT FEE

The Fund is managed and administered by the Fund Manager. For these services, the Fund calculates the management fee, as set out in the Fund's Terms and Conditions, at an annual rate of 0.95% as at 31 December 2025 (31 December 2024: 0.95%) of the Fund's total assets after deducting accrued fee and expenses. For the year ended 31 December 2025, management fee amounted to Saudi Riyals 14.44 million (2024: Saudi Riyals 14.77 million).

#### 8 OTHER OPERATING EXPENSES

		2025	2024
Properties maintenance expenses	Note 8.1	<b>15,763,928</b>	18,759,329
Property management fee		<b>1,976,145</b>	1,905,408
Fees and subscriptions		<b>1,146,080</b>	858,119
Valuation fee		<b>239,188</b>	256,859
Board of Director's fee		<b>40,000</b>	30,000
Other		<b>1,138,500</b>	1,108,992
		<b>20,303,841</b>	22,918,707

8.1 This represent the expenses incurred on investment properties i.e. maintenance, utilities, and other miscellaneous operating expenses.

#### 9 FINANCE COST

		2025	2024
Finance cost on borrowings	Note 16	<b>45,513,070</b>	49,115,614
Finance cost on lease liabilities	17	<b>5,274,871</b>	5,711,192
Amortization of loan arrangement fee	9.1	<b>1,495,430</b>	1,910,075
		<b>52,283,371</b>	56,736,881

9.1 Loan arrangement fee constitutes administrative and consultancy fee on the un-availed loan facility arranged by the Fund. Such arrangement fee for the loan is amortized over the loan term once the loan facilities are withdrawn.

#### 10 ZAKAT PROVISION

As per the ZATCA resolution number 29791 (the "Resolution") issued in 2023, investment funds are not required to pay any zakat and are only required to be registered with the ZATCA. The Resolution further explained that the unitholders are responsible to pay the zakat on their investments in funds without any liability on part of the funds.

**MUSHARAKA REIT FUND**  
(Managed by Musharaka Capital Company)

**Notes to the financial statements for the year ended 31 December 2025 (continued)**  
(All amounts in Saudi Riyals unless otherwise stated)

**11 INVESTMENT PROPERTIES**

	Note	2025	2024
Owned investment properties	11.1	<b>1,098,919,936</b>	1,212,962,855
Right-of-use assets	11.2	<b>64,369,689</b>	72,528,353
		<b>1,163,289,625</b>	1,285,491,208

**11.1 Owned investment properties**

	Land	Buildings	Furniture and fixtures	Total
<b>2025</b>				
<b>Cost</b>				
At 1 January	639,921,589	659,826,250	66,561,648	1,366,309,487
Additions	-	-	1,000,000	1,000,000
At 31 December	<b>639,921,589</b>	<b>659,826,250</b>	<b>67,561,648</b>	<b>1,367,309,487</b>
<b>Accumulated depreciation and impairment</b>				
At 1 January	14,728,023	95,243,298	43,375,311	153,346,632
Charge for the year	-	16,441,556	6,652,520	23,094,076
Impairment charge for the year	50,491,076	41,457,767	-	91,948,843
At 31 December	<b>65,219,099</b>	<b>153,142,621</b>	<b>50,027,831</b>	<b>268,389,551</b>
<b>Net book value at 31 December</b>	<b>574,702,490</b>	<b>506,683,629</b>	<b>17,533,817</b>	<b>1,098,919,936</b>

**2024**

**Cost**

At 1 January and 31 December	639,921,589	659,826,250	66,561,648	1,366,309,487
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**Accumulated depreciation and impairment**

At 1 January	10,311,085	77,360,268	36,704,565	124,375,918
Charge for the year	-	16,444,881	6,670,746	23,115,627
Impairment charge for the year	4,416,938	1,438,149	-	5,855,087
At 31 December	<b>14,728,023</b>	<b>95,243,298</b>	<b>43,375,311</b>	<b>153,346,632</b>

**Net book value at 31 December**

	<b>625,193,566</b>	<b>564,582,952</b>	<b>23,186,337</b>	<b>1,212,962,855</b>
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Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

<u>Class of assets</u>	<u>Useful lives (in years)</u>
Buildings	40
Furniture and fixtures	10

## MUSHARAKA REIT FUND

(Managed by Musharaka Capital Company)

### Notes to the financial statements for the year ended 31 December 2025 (continued)

(All amounts in Saudi Riyals unless otherwise stated)

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## 11 INVESTMENT PROPERTIES (continued)

### 11.1 Owned investment properties (continued)

Owned investment properties comprise the Fund's investments in various residential compounds, warehousing facilities, showrooms, retail shops, hotels, hotel apartments, commercial and administrative buildings located within the Kingdom of Saudi Arabia except for one warehouse in the United Arab Emirates ("UAE").

As at 31 December 2025, the carrying value of owned investment properties amounted to Saudi Riyals 1,098.9 million (2024: 1,212.9 million), out of which certain investment properties with a net book value of Saudi Riyals 850.9 million (2024: Saudi Riyals 1,111 million) are pledged as security against borrowings obtained from commercial banks (also see Note 16).

In accordance with Article 22 of 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 valuations carried out by two independent evaluators.

The fair values of the properties are based on valuations performed by the following independent valuers accredited by the Saudi Authority for Accredited Valuers:

- ESNAD Real Estate Valuation;
- ESTNAD Real Estate Valuation;
- ValuStrat consulting; and
- JLL Valuation

As at 31 December 2025, the average valuation of the above investment properties amounted to Saudi Riyals 1,283.4 million (2024: Saudi Riyals 1,364.7 million). Based on the results of the independent valuations, the Fund has recorded an impairment loss amounting to Saudi Riyals 91.9 million as at 31 December 2025, as fair valuation was lower than carrying value of such property by the same amount (impairment loss as at 31 December 2024: Saudi Riyals 5.9 million). Key assumptions used for the valuation of investment properties include discount rate ranging from 9.0% to 11.3% (2024: 9.5% to 11.2%) and income yield rate ranging from 7.00% to 8.5% (2024: 7.25% to 11%).

#### Fair value hierarchy

The fair value of investment properties is classified in the level - 3 of fair value hierarchy, as the valuation is carried out with reference to the unobservable market data, among other factors. Key assumptions used for the valuation of investment properties include the following:

**Discount rates** reflecting current market assessments of the uncertainty in the amount and timing of cash flows range used by the evaluators is 9.0% to 11.3% (2024: 9.5% to 11.2%).

**Capitalisation rates** based on actual location, size and quality of the properties and considering market data at the valuation date range used by the evaluators is 7.00% to 8.5% (2024: 7.25% to 11%).

**Future rental cash inflows** based on the actual location, type, and quality of the properties and supported by the terms of any existing lease, other contracts, or external evidence such as current market rents for similar properties.

**Estimated vacancy rates** based on current and expected future market conditions after expiry of any current lease.

**Maintenance costs** including necessary investments to maintain functionality of the property for its expected useful life.

**Terminal value** considering assumptions regarding maintenance costs, vacancy rates and market rents.

There were no changes to the valuation techniques during the year.

Any significant movement in the assumptions used for fair valuation of investment properties such as discount rates, yield, rental growth, occupancy rate etc. would result in significantly lower or higher fair value of those assets.

**MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

**Notes to the financial statements for the year ended 31 December 2025 (continued)**

(All amounts in Saudi Riyals unless otherwise stated)

**11 INVESTMENT PROPERTIES (continued)****11.2 Right-of-use assets**

	<u>Land</u>	<u>Buildings</u>	<u>Total</u>
<b>2025</b>			
<b><u>Cost</u></b>			
At 1 January and 31 December	62,573,296	58,430,976	121,004,272
<b><u>Accumulated depreciation</u></b>			
At 1 January	25,695,373	22,780,546	48,475,919
Charge for the year	4,608,833	3,549,831	8,158,664
<b>At 31 December</b>	<b>30,304,206</b>	<b>26,330,377</b>	<b>56,634,583</b>
<b>Net book value at 31 December</b>	<b>32,269,090</b>	<b>32,100,599</b>	<b>64,369,689</b>

	<u>Land</u>	<u>Buildings</u>	<u>Total</u>
<b>2024</b>			
<b><u>Cost</u></b>			
At 1 January and 31 December	62,573,296	58,430,976	121,004,272
<b><u>Accumulated amortization</u></b>			
At 1 January	21,086,540	19,208,363	40,294,903
Charge for the year	4,608,833	3,572,183	8,181,016
<b>At 31 December</b>	<b>25,695,373</b>	<b>22,780,546</b>	<b>48,475,919</b>
<b>Net book value at 31 December</b>	<b>36,877,923</b>	<b>35,650,430</b>	<b>72,528,353</b>

**Depreciation and amortization charge for the year is attributable to:**

	<u>2025</u>	<u>2024</u>
Owned investment properties	23,094,076	23,115,627
Right-of-use assets	8,158,664	8,181,016
	<b>31,252,740</b>	<b>31,296,643</b>

The Fund holds right of use (“ROU”) for certain commercial properties, i.e. land and building for terms ranging between 15.5 to 16.5 years.

The fair values of the ROU are based on valuations performed by ESNAD Real Estate Valuation and ESTNAD Real Estate Valuation (2024: WASM Valuation and Abaad Real Estate Valuation), all are independent valuers accredited by the Saudi Authority for Accredited Valuers.

The Fund has subleased certain parts of investment properties carried under the RoU assets, through finance lease agreements with third party lessees.

As at 31 December 2025, the average valuation of the buildings amounted to Saudi Riyals 49.5 million (2024: Saudi Riyals 66.4 million) calculated by allocating the overall average valuation of the acquired right-of-use for buildings amounting to Saudi Riyals 98.1 million (2024: Saudi Riyals 135.7 million) to the remaining area after the derecognition of the portion of buildings that was derecognised on finance lease arrangements.

## MUSHARAKA REIT FUND

(Managed by Musharaka Capital Company)

### Notes to the financial statements for the year ended 31 December 2025 (continued)

(All amounts in Saudi Riyals unless otherwise stated)

#### 11 INVESTMENT PROPERTIES (continued)

##### 11.2 Right of use assets (continued)

###### Fair value hierarchy

The fair value of RoU is classified in the level - 3 of fair value hierarchy, as the valuation is carried out with reference to the unobservable market data, among other factors. Key assumptions used for the valuation of RoU include the following:

**Discount rates** reflecting current market assessments of the uncertainty in the amount and timing of cash flows range used by the two evaluators is 9.0% to 10% (2024: 9.9% to 11%).

**Future rental cash inflows** based on the actual location, type, and quality of the properties and supported by the terms of any existing lease, other contracts, or external evidence such as current market rents for similar properties.

**Estimated vacancy rates** based on current and expected future market conditions after expiry of any current lease.

**Maintenance costs** including necessary investments to maintain functionality of the property for its expected useful life.

**Terminal value** considering assumptions regarding maintenance costs, vacancy rates and market rents.

There were no changes to the valuation techniques during the year.

Any significant changes in the assumptions used for fair valuation of investment properties such as discount rates, yield, rental growth, vacancy rate etc. would result in significantly lower/higher fair value of those assets.

##### 11.3 Effect on net assets (equity) attributable per unit if investment property is fair valued

	<u>2025</u>	<u>2024</u>
Estimated fair value of investment properties based on the average of the two valuers	<b>1,333,038,110</b>	1,431,113,813
Less: the carrying value of investment properties	<b>1,163,289,625</b>	1,285,491,208
Estimated fair value in excess of book value	<b>169,748,485</b>	145,622,605
Change in net assets (equity) attributable per unit based on fair value	<b>1.93</b>	1.65
Net assets (equity) attributable to unitholders before fair value adjustment	<b>613,857,096</b>	744,871,101
Estimated fair value in excess of book value	<b>169,748,485</b>	145,622,605
Net assets (equity) attributable to unitholders after fair value adjustment	<b>783,605,581</b>	890,493,706
<i>Net asset (equity) attributable to each unit:</i>		
Net assets (equity) attributable per unit (Saudi Riyals) before fair value adjustment	<b>6.98</b>	8.46
Net assets (equity) attributable per unit (Saudi Riyals) after fair value adjustment	<b>8.90</b>	10.12

## MUSHARAKA REIT FUND

(Managed by Musharaka Capital Company)

### Notes to the financial statements for the year ended 31 December 2025 (continued)

(All amounts in Saudi Riyals unless otherwise stated)

#### 12 NET INVESTMENT IN FINANCE LEASES

The Fund has lease agreements for its investment properties in the Kingdom of Saudi Arabia. The lease tenure ranges from ten to twenty years, and the average rate applied for computation of net investment in finance lease was 4.95%. Lease terms are negotiated on aggregate basis and contain the same terms and conditions. The lease agreements do not impose any covenants.

Net investment in finance leases consists of:

	2025	2024
Gross investment in finance leases	272,538,743	293,704,627
Less: Unearned finance income	<b>(82,690,939)</b>	(92,874,881)
	<b>189,847,804</b>	200,829,746

The maturity analysis of investment in finance leases as at 31 December 2025 is as follows:

	Less than one year	Two to five years	More than five years	Total
Gross lease receivables	22,080,707	114,838,350	135,619,686	272,538,743
Finance income	(9,654,113)	(38,539,995)	(34,496,831)	(82,690,939)
	<b>12,426,594</b>	<b>76,298,355</b>	<b>101,122,855</b>	<b>189,847,804</b>

The maturity analysis of investment in finance lease as at 31 December 2024 is as follows:

	Less than one year	Two to five years	More than five years	Total
Gross lease receivables	21,947,906	113,404,399	158,352,322	293,704,627
Finance income	(10,202,271)	(41,884,358)	(40,788,252)	(92,874,881)
	11,745,635	71,520,041	117,564,070	200,829,746

Net investment in finance lease does not include any receivable balances which are either past due or impaired.

#### 13 LEASE RENTAL RECEIVABLES

		2025	2024
Lease receivables:	Note		
- Billed		54,325,550	48,290,224
- Unbilled		<b>12,090,617</b>	6,785,876
<b>Total receivables</b>	13.1	<b>66,416,167</b>	55,076,100
Less: allowance for expected credit losses	13.2	<b>(14,210,936)</b>	(14,210,936)
		<b>52,205,231</b>	40,865,164

## MUSHARAKA REIT FUND

(Managed by Musharaka Capital Company)

### Notes to the financial statements for the year ended 31 December 2025 (continued)

(All amounts in Saudi Riyals unless otherwise stated)

#### 13 LEASE RENTAL RECEIVABLES (continued)

13.1 An aged analysis of lease receivables as at 31 December 2025 and 2024 is as follows:

	Neither past due nor impaired	< 180 days	181-270 days	270-365 days	> 365 days	Total
At 31 December 2025	12,090,617	22,541,345	2,917,270	4,432,995	24,433,940	66,416,167
At 31 December 2024	6,785,876	21,329,237	4,249,391	2,166,964	20,544,632	55,076,100

In determination of the default risk and resulting expected credit loss allowance, the management has considered risk adjusting factors such as presence of guarantees and promissory notes issued by the counterparties in name of the Fund. Refer to Note 21.

13.2 Movement in allowance for expected credit losses is as follows:

	2025	2024
At the beginning and end of the year	14,210,936	14,210,936

Lease rental receivables include certain amounts that are past due but not impaired. Based on historical experience, it is expected that all receivables for lease contracts that have not been impaired will be collected. Further, the Fund also has other guarantees in the form of promissory notes issued by such parties.

#### 14 INVESTMENTS CARRIED AT FAIR VALUE THROUGH PROFIT OR LOSS

During 2025, the Fund made an investment in Musharaka Murabahat and Sukuk Fund which is an open-ended investment fund, managed by Musharaka Capital Company amounted to Saudi Riyals 0.5 million (2024: 6 million). The Fund recognised this investment at fair value through profit or loss ("FVTPL"). As at 31 December 2025, unrealized gain on such investment amounted to Saudi Riyals 0.02 million (2024: Nil).

Movement in investments carried at fair value through profit or loss is as follows:

	2025	2024
As at 1 January	-	5,459,650
Additions during the year	500,000	6,000,000
Disposal during the year	-	(11,459,650)
Unrealized fair value gain	20,114	-
At 31 December	520,114	-

Gain from investments carried at FVTPL:

	2025	2024
Realized gain from investments carried at FVTPL	-	116,672
Unrealized gain from investments carried at FVTPL	20,114	-
	20,114	116,672

**MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

**Notes to the financial statements for the year ended 31 December 2025 (continued)**

(All amounts in Saudi Riyals unless otherwise stated)

**15 CASH AND CASH EQUIVALENTS**

	<u>2025</u>	<u>2024</u>
Term deposits	<b>26,046,750</b>	52,764,391
Cash at banks	<b>2,649,708</b>	5,164,158
	<b><u>28,696,458</u></b>	<u>57,928,549</u>

Term deposits represent amounts invested by the Fund with the Fund Manager under Murabaha arrangements, and have an original maturity of less than three-months from the placement date with a profit ranging from 3.9% to 6.94% per annum (2024: 4.9% to 6.2% per annum). As at 31 December 2025, accrued finance income on such deposit amounted to Saudi Riyals 0.07 million (2024: Saudi Riyals 0.37 million) and finance income on term deposits for the year ended 31 December 2025 amounted to Saudi Riyals 1.7 million (2024: Saudi Riyals 2.1 million).

**16 BORROWINGS**

	<u>2025</u>	<u>2024</u>
Long-term loans	<b>668,556,977</b>	668,556,977
Accrued finance costs	<b>8,842,388</b>	14,698,684
Less: unamortised transaction costs	<b>(3,430,683)</b>	(4,926,113)
	<b><u>673,968,682</u></b>	<u>678,329,548</u>

During 2018, the Fund entered into a Sharia-compliant bank facility, with Al Rajhi bank in the form of long-term loans to finance the acquisition of income generating assets. During 2021, the Fund negotiated an increase in the facility limit from Saudi Riyals 400 million to Saudi Riyals 1 billion. Such facility carries financial cost at SIBOR (6 months) plus a margin, which commensurate with the market rate, and is repayable in a single lumpsum payment after seven years from the date of initial withdrawal. Financial cost is payable on a semi-annual basis.

During 2023, the Fund entered into another Sharia-compliant bank facility, with Bank Al Jazira, for a long-term loan with an overall limit of Saudi Riyals 1 billion to finance the acquisition of income generating assets and ongoing operations.

This facility carries financial cost at SIBOR (6 months) plus a margin, which commensurate with the market rate, and is repayable on a single lumpsum payment after seven years from the date of withdrawal. Financial cost is payable on a semi-annual basis.

The above described loan agreements include certain financial and non-financial covenants. The Fund breached one of the loan covenants as at 31 December 2025 related to loan from Bank Al Jazira, giving the Bank the contractual right to demand immediate repayment of the loan. As no waiver has been obtained from the Bank, the loan has been presented in accordance with the terms of the facility agreement, and management continues to engage with the lender regarding this matter. The loans are secured by a mortgage on certain investment properties. Also see Note 11.

The maturity analysis of long-term loans as at 31 December 2025 and 2024 is as follows:

	<u>Less than one year</u>	<u>Two to five years</u>	<u>More than five years</u>	<u>Total</u>
<b>31 December 2025</b>	-	<b>668,556,977</b>	-	<b>668,556,977</b>
31 December 2024	-	347,820,746	320,736,231	668,556,977

**MUSHARAKA REIT FUND**  
(Managed by Musharaka Capital Company)

**Notes to the financial statements for the year ended 31 December 2025 (continued)**  
(All amounts in Saudi Riyals unless otherwise stated)

**17 LEASE LIABILITIES**

	2025	2024
Gross lease liabilities	143,669,283	158,316,283
Less: finance charges not yet due	(26,686,100)	(31,960,971)
	<b>116,983,183</b>	<b>126,355,312</b>
	2025	2024
At 1 January	126,355,312	132,589,120
Finance cost for the year	5,274,871	5,711,192
Rent concession	(1,450,000)	(900,000)
Payments	(13,197,000)	(11,045,000)
<b>At 31 December</b>	<b>116,983,183</b>	<b>126,355,312</b>

Lease liabilities represents present value of minimum lease payments for land lease. During the year ended 31 December 2025, the Fund received concession on one of the land parcels carried under lease arrangements for an amount of Saudi Riyals 1.45 million (2024: Saudi Riyals 0.9 million) that has been recognized as other income.

The maturity analysis of lease liabilities as at 31 December 2025 is as follows:

	Less than one year	Two to five years	More than five years	Total
Gross lease liabilities	13,847,003	55,667,400	74,154,880	143,669,283
Finance cost not yet due	(4,849,181)	(15,166,454)	(6,670,465)	(26,686,100)
	<b>8,997,822</b>	<b>40,500,946</b>	<b>67,484,415</b>	<b>116,983,183</b>

The maturity analysis of lease liabilities as at 31 December 2024 is as follows:

	Less than one year	Two to five years	More than five years	Total
Gross lease liabilities	14,647,000	54,727,703	88,941,580	158,316,283
Finance cost not yet due	(5,267,634)	(16,939,734)	(9,753,603)	(31,960,971)
	<b>9,379,366</b>	<b>37,787,969</b>	<b>79,187,977</b>	<b>126,355,312</b>

**18 UNEARNED RENTAL REVENUE**

This represent rental income received in advance in respect of operating leases of investment properties.

	2025	2024
At 1 January	19,162,393	17,575,536
Additions during the year	68,597,838	85,473,282
Recognised as revenue during the year	(69,974,825)	(83,886,425)
<b>At 31 December</b>	<b>17,785,406</b>	<b>19,162,393</b>

**MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

**Notes to the financial statements for the year ended 31 December 2025 (continued)**

(All amounts in Saudi Riyals unless otherwise stated)

**19 ACCRUED EXPENSES AND OTHER LIABILITIES**

	<u>2025</u>	<u>2024</u>
Property operating expenses	<b>3,346,405</b>	5,206,568
Security deposits	<b>3,057,422</b>	3,152,665
Value added tax (“VAT”) payable	<b>856,979</b>	773,530
Other	<b>1,457,671</b>	1,536,414
	<b>8,718,477</b>	10,669,177

**20 RELATED PARTIES TRANSACTIONS AND BALANCES**

Related parties represent the Fund Manager, Al-Inma Investment Company (the “Custodian”), the unitholders, the Fund’s Board of Directors and the Fund Sharia Committee. Related parties also include business entities in which Fund Manager, or certain members of the senior management have an interest. All the related party transactions are approved by the Fund’s Board of Directors.

**a) Related party transactions**

The following table represents details of transactions that have been entered into with the related parties:

<b>Related party</b>	<b>Nature of transaction with related party</b>	<b>2025</b>	<b>2024</b>
Fund Manager	Finance income on term deposits	<b>1,715,479</b>	2,168,590
	Management fee	<b>14,447,400</b>	14,768,105
Fund Board	Board of Directors remuneration	<b>40,000</b>	30,000
Sharia Committee	Sharia Committee remuneration	<b>33,000</b>	33,000
Custodian	Custody fee	<b>100,000</b>	100,000

The Fund Manager’s investment in the Fund at 31 December 2025 is 5.01 million units (2024: 4.80 million units) representing 5.6% of the total units of the Fund (2024: 5.5%).

Also see Note 14 for the investment made in a fund managed by the Fund Manager.

**b) Related party balances**

<b>Name and nature of related parties</b>	<b>2025</b>	<b>2024</b>
Musharaka Capital Company - Fund Manager (accrued management fee)	<b>(4,142,570)</b>	(8,390,354)
Alinma Investment Company - Custodian (accrued custody fee presented under accrued property expenses)	<b>(141,667)</b>	(341,667)
Musharaka Capital Company - Fund Manager (Term deposits - Note 15)	<b>26,046,750</b>	52,764,391

## MUSHARAKA REIT FUND

(Managed by Musharaka Capital Company)

### Notes to the financial statements for the year ended 31 December 2025 (continued)

(All amounts in Saudi Riyals unless otherwise stated)

#### 20 RELATED PARTIES TRANSACTIONS AND BALANCES (continued)

The basis and term of payment as per terms and conditions of the Fund approved by CMA as follows:

Type of fee	Basis and rate	Payment term
Management fee	0.95% per annum (2024: 0.95% per annum) of the total assets after deducting accrued fees and expenses	Every six (6) months
Board of Directors remuneration	Saudi Riyals 5,000 per meeting only payable to the independent members, maximum up to Saudi Riyals 80,000 per annum for all members.	After the meeting of the Board of Directors
Sharia Committee remuneration	Saudi Riyals 33,000 per annum	Every six (6) months
Custody fee	Saudi Riyals 100,000 per annum	Annually
Debt arrangement fee	Up to 1.5% of the arranged facility	Upon arrangement

#### 21 FINANCIAL RISK MANAGEMENT

The Fund's activities expose it to a variety of financial risks: market risk (including currency risk, fair value and cash flow interest rate risks and price risk), credit risk and liquidity risk. The Fund's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Fund's financial performance.

Risk management is carried out by Fund Manager under policies approved by the Fund's Board of Directors. Fund Manager identifies, evaluates and controls financial risks in close co-operation with the Fund's operating units. The most important types of risk are credit risk, currency risk and fair value and cash flow interest rate risks.

The Board of Directors has overall responsibility for establishment and oversight of the Fund's risk management framework. Fund Manager is responsible for developing and monitoring the Fund's risk management policies. The Fund Manager regularly meets and any changes and compliance issues are reported to the Fund's Board of Directors.

Risk management systems are reviewed regularly by the Fund Manager to reflect changes in market conditions and the Fund's activities. The Fund, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Board of Directors oversees compliance by Fund Manager with the Fund's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Fund.

Financial instruments carried on the statement of financial position include cash and cash equivalents, lease rentals receivables, net investment in finance lease, investments carried at fair value through profit or loss, borrowings, lease liabilities, accrued management fee and accrued expenses and other liabilities. The particular recognition methods adopted are disclosed in the individual policy statements associated with each item.

Financial asset and liability are offset and net amounts reported in the financial statements, when the Fund has a legally enforceable right to set off the recognized amounts and intends either to settle on a net basis, or to realize the asset and liability simultaneously.

## **MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

### **Notes to the financial statements for the year ended 31 December 2025 (continued)**

(All amounts in Saudi Riyals unless otherwise stated)

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## **21 FINANCIAL RISK MANAGEMENT (continued)**

### **Market risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk.

#### *Fair value and cash flow interest rate risk*

Fair value and cash flow 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 floating rate of interest and are subject to re-pricing on a regular basis. Management monitors the changes in interest rates. The interest rate profile of the Fund's interest-bearing financial instruments as reported to the management of the Fund is as follows:

If Saudi Interbank Offered Rate ("SIBOR") had been 1% higher or lower with all other variables held constant, the impact on the net assets attributable to unitholders and loss for the year ended 31 December 2025 would have been Saudi Riyals 6.7 million (2024: Saudi Riyals 6.7 million).

#### *Currency risk*

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. The Fund's transactions are principally in Saudi Riyals and United Arab Emirates Dirhams (AED). Since Saudi Riyal and AED are indirectly pegged, the Fund believes that the currency risk for the financial instruments related to AED is not significant. The fluctuation in exchange rates against AED are monitored on a continuous basis and hence there is no currency risk exposure to the Fund.

#### *Price risk*

The risk that the value of a financial instrument will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual instrument or its issuer or factors affecting all instruments traded in the market. As at 31 December 2025, the Fund is exposed to insignificant fluctuations in the price of investment instruments carried at fair value through profit at loss.

### **Credit risk**

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. The management also continuously monitors the credit exposure towards the customers and makes provision against those balances considered doubtful of recovery. To mitigate the risk, the Fund has a system of assigning credit limits to its customers based on an extensive evaluation based on customer profile and payment history. Outstanding receivables are regularly monitored. As at 31 December 2025, 23.6% of total receivables was due from one customer (2024: 36% of the total receivables was due from one customer).

The Fund seeks to limit its credit risk with respect to rent receivables by charging rent in advance, and by monitoring outstanding balances on an ongoing basis with the actual results for the Fund. Its Fund's policy to enter into financial instrument contracts with reputable counterparties. The Fund limits its credit risk by monitoring credit exposures, limiting transactions with specific counterparties and continually assessing the creditworthiness of counterparties. Further, the Fund limits its credit risk with respect to receivables, as these are secured by promissory notes from the tenants. For corporate and retail customers, the Fund assess the risk control and the credit quality of the customer by taking into account its financial position, past experience and other factors.

**MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

**Notes to the financial statements for the year ended 31 December 2025 (continued)**

(All amounts in Saudi Riyals unless otherwise stated)

**21 FINANCIAL RISK MANAGEMENT (continued)****Credit risk (continued)**

The Fund's gross maximum exposure to credit risk at the reporting date is as follows:

	2025	2024
<b>Financial assets</b>		
Net investment in finance leases	272,538,743	293,704,627
Lease rental receivables	66,416,167	55,076,100
Cash and cash equivalents	28,696,458	57,928,549
Investments carried at fair value through profit or loss	520,114	-
	<b>368,171,482</b>	<b>406,709,276</b>

**Provisioning policy**

The Fund allocates each exposure to a credit risk grade-based credit risk characteristic and the days past due. The expected loss rates are based on the payment profiles of the customers on due dates.

The loss allowances is measured on lifetime ECLs: ECLs result from all possible default events over the expected life of a financial instrument.

**Liquidity risk**

Liquidity risk is the risk that an enterprise will encounter difficulty in raising funds to meet commitments associated with financial instruments. Liquidity risk may result from an inability to sell a financial asset quickly at an amount close to its fair value. Liquidity risk is managed by monitoring on a regular basis that sufficient funds are available through committed credit facilities to meet any future commitments.

2025	Carrying amount	Total	Contractual cash flows		
			Less than 1 year	1 year to 5 years	More than 5 years
<b>Non-derivative financial liabilities</b>					
Borrowings	673,968,682	677,399,365	8,842,388	668,556,977	-
Lease liabilities	116,983,183	143,669,283	13,847,003	55,667,400	74,154,880
Accrued fund management fee	4,142,570	4,142,570	4,142,570	-	-
Accrued expenses and other liabilities (excluding VAT payable)	7,861,498	7,861,498	7,861,498	-	-
	<b>802,955,933</b>	<b>833,072,716</b>	<b>34,693,459</b>	<b>724,224,377</b>	<b>74,154,880</b>

It is not expected that the cash flows included in the maturity analysis could occur significantly earlier, or at significantly different amount.

## MUSHARAKA REIT FUND

(Managed by Musharaka Capital Company)

### Notes to the financial statements for the year ended 31 December 2025 (continued)

(All amounts in Saudi Riyals unless otherwise stated)

## 21 FINANCIAL RISK MANAGEMENT (continued)

### Liquidity risk (continued)

2024	Carrying amount	Total	Contractual cash flows		
			Less than 1 year	1 year to 5 years	More than 5 years
<i>Non-derivative financial liabilities</i>					
Borrowings	678,329,548	683,255,661	14,698,684	347,820,746	320,736,231
Lease liabilities	126,355,312	158,316,283	14,647,000	54,727,703	88,941,580
Accrued fund management fee	8,390,354	8,390,354	8,390,354	-	-
Accrued expenses and other liabilities (excluding VAT payable)	9,895,647	9,895,647	9,895,647	-	-
	<u>822,970,861</u>	<u>845,159,261</u>	<u>32,933,001</u>	<u>402,548,449</u>	<u>409,677,811</u>

### Capital risk management

The Fund's objective when managing capital is to safeguard the Fund's ability to continue as a going concern so that it can continue to provide returns for shareholders and benefits for other stakeholders; and to maintain a strong capital base to support the sustained development of its businesses.

### Fair value of assets and liabilities

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

When available, the Fund measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as active if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an on-going basis. The Fund measures instruments quoted in an active market at a market price, because this price reasonable approximation of the exit price.

If there is no quoted price in an active market, then the Fund uses valuation techniques that maximize the use of relevant observable inputs and minimize the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would consider in pricing a transaction. The Fund recognizes transfer between levels of fair value at the end of the reporting period during which the change has occurred.

The fair value hierarchy has the following levels:

- Level 1 – quoted (unadjusted) market price in active markets for identical assets or liabilities;
- Level 2 – valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 – valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

**MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

**Notes to the financial statements for the year ended 31 December 2025 (continued)**

(All amounts in Saudi Riyals unless otherwise stated)

**21 FINANCIAL RISK MANAGEMENT (continued)****Fair value of assets and liabilities (continued)****Categories of financial assets and financial liabilities**

	As at 31 December 2025						
	Carrying amount			Fair value			
	Fair value	Amortized cost	Total	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>							
Investments carried at fair value through profit or loss	520,114	-	520,114	520,114	-	-	520,114
Lease rental receivables	-	52,205,231	52,205,231	-	-	-	-
Prepayments and other assets	-	896,182	896,182	-	-	-	-
Cash and cash equivalents	-	28,696,458	28,696,458	-	-	-	-
	<b>520,114</b>	<b>81,797,871</b>	<b>82,317,985</b>	<b>520,114</b>	<b>-</b>	<b>-</b>	<b>520,114</b>

	As at 31 December 2025						
	Carrying amount			Fair value			
	Fair value	Amortized cost	Total	Level 1	Level 2	Level 3	Total
<b>Financial liabilities</b>							
Borrowings	-	673,968,682	673,968,682	-	-	-	-
Lease liabilities	-	116,983,183	116,983,183	-	-	-	-
Accrued fund management fees	-	4,142,570	4,142,570	-	-	-	-
Accrued expenses and other liabilities	-	7,861,498	7,861,498	-	-	-	-
	<b>-</b>	<b>802,955,933</b>	<b>802,955,933</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

	As at 31 December 2024						
	Carrying amount			Fair value			
	Fair value	Amortized cost	Total	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>							
Lease rental receivables	-	40,865,164	40,865,164	-	-	-	-
Prepayments and other assets	-	2,663,218	2,663,218	-	-	-	-
Cash and cash equivalents	-	57,928,549	57,928,549	-	-	-	-
	<b>-</b>	<b>101,456,931</b>	<b>101,456,931</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## MUSHARAKA REIT FUND

(Managed by Musharaka Capital Company)

### Notes to the financial statements for the year ended 31 December 2025 (continued)

(All amounts in Saudi Riyals unless otherwise stated)

## 21 FINANCIAL RISK MANAGEMENT (continued)

### Fair value of assets and liabilities (continued)

	As at 31 December 2024						
	Carrying amount		Fair value				
	Fair value	Amortized cost	Total	Level 1	Level 2	Level 3	Total
<b>Financial liabilities</b>							
Borrowings	-	678,329,548	678,329,548	-	-	-	-
Lease liabilities	-	126,355,312	126,355,312	-	-	-	-
Accrued fund management fees	-	8,390,354	8,390,354	-	-	-	-
Accrued expenses and other liabilities	-	9,895,647	9,895,647	-	-	-	-
	-	822,970,861	822,970,861	-	-	-	-

### Measurement of fair values

The valuation of public traded investment classified under level 1 is based upon the closing market price of that security as of the valuation date, less a discount if the security is restricted. The fair value of level 2 fixed-income investment and funds are taken from reliable and third-party sources. Fair values of other investments classified in Level 3 are, where applicable, determined based on discounted cash flows.

Cash and cash equivalents, lease rental receivables, prepayments and other current assets and the financial liabilities are measured at amortised cost.

## 22 MATURITY ANALYSIS OF ASSETS AND LIABILITIES

Non-current portion of net investment in finance leases (Note 12), borrowings and non-current portion of lease liabilities (Note 16 and 17) are expected to be realized after twelve (12) months from the reporting date. All other financial assets and liabilities are of a current nature.

## 23 DISTRIBUTIONS

During the year ended 31 December 2025, the Fund made distributions of Saudi Riyals 21.1 million (2024: Saudi Riyals 17.6 million). As per the Terms and Conditions of the Fund, it aims to make cash distributions, at least once annually, not less than 90% of the net profit.

## 24 SUPPLEMENTAL NON-CASH FINANCIAL INFORMATION

	Note	2025	2024
Amortization of loan arrangement fee	9	1,495,430	1,910,075

## 25 SUBSEQUENT EVENTS

In March 2026, geopolitical instability in the Middle East Region increased which may have an impact on all the regional countries. The Fund Manager is closely monitoring the geopolitical developments and has determined that these developments are non-adjusting events and no adjustments to the financial statements are required. While the Fund's financial position remains unaffected at present, management continues to assess the potential for future impacts on its business.

## 26 RECLASSIFICATIONS

Certain comparative amounts for the year have been reclassified to conform to the current year presentation. These reclassifications do not affect the reported net income.

**MUSHARAKA REIT FUND**

(Managed by Musharaka Capital Company)

**Notes to the financial statements for the year ended 31 December 2025 (continued)**

(All amounts in Saudi Riyals unless otherwise stated)

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**27 APPROVAL OF THE FINANCIAL STATEMENTS**

The financial statements were approved by the Fund's Board of Directors on 30 March 2026 (corresponding to 11 Shawwal 1447H).