BONYAN REIT FUND

(A Closed-Ended Fund Real Estate Investments Traded Fund)
(Managed by Saudi Fransi Capital Company)

CONDENSED INTERIM FINANCIAL INFORMATION (UN-AUDITED)
TOGETHER WITH THE INDEPENDENT AUDITOR'S REPORT
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

INDEX

BDO الدكتور محمد العمري وشركاه
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THE INDEPENDENT AUDITOR'S REPORT

To the unitholders of Bonyan REIT Fund

Report on Review of Condensed Interim Financial Information

Introduction

We have reviewed the accompanying condensed interim statement of financial position of Bonyan REIT Fund (the "Fund") managed by Saudi Fransi Capital Company (the "fund manager") as at 30 June 2026, and the related condensed interim statement of comprehensive income, changes in equity attributable to the unitholders and cashflows for the six-month period then ended and other explanatory notes ("the condensed interim financial information").

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

Scope of Review

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

Conclusion

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

Other Matter

The condensed interim financial information for the six-month period ended 30 June 2025 were reviewed by another auditor who expressed an unmodified conclusion on that information on 7 August 2025.

For Dr. Mohamed Al-Amri & Co.

Ahmad Al-Jumah
Certified Public Accountant
License No. 621

Riyadh, on: 23 Safar 1448 (H)
Corresponding to: 06 August 2026 (G)

	Notes	*As at 30 June 2026 (Un-Audited)*	*As at 31 December 2025 (Audited)*
ASSETS			
Cash and bank balances	7	**80,482,028**	29,143,046
Murabaha deposits	7	**20,666,984**	20,328,224
Investments measured at fair value through profit or loss (“FVTPL”)	8	**80,907**	15,340,055
Rental income receivable, net	9	**53,940,879**	97,039,277
Prepayment and other assets		**12,476,584**	11,801,262
Intangible assets, net	10	**603,920**	1,126,894
Property and equipment, net	11	**204,155,259**	212,996,120
Investment properties, net	12	**1,703,102,173**	1,715,549,975
TOTAL ASSETS		**2,075,508,734**	2,103,324,853
LIABILITIES			
Bank borrowings	13	**638,058,305**	638,144,626
Deferred rental income		**79,300,440**	84,799,430
Management fee payable	14	**3,340,585**	3,300,882
Accrued expenses and other liabilities		**31,770,056**	35,157,102
TOTAL LIABILITIES		**752,469,386**	761,402,040
Net asset attributable to the Unitholders		**1,323,039,348**	1,341,922,813
Units in issue		**162,881,100**	162,881,100
Net asset value per unit in Saudi Riyals – Book value		**8.1227**	8.2387

CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME (UN-AUDITED)
(All amounts are in ⃁ unless otherwise stated)

	Notes	***For the six-month period ended 30 June 2026***	*For the six-month period ended 30 June 2025*
Income:			
Income from properties	15	**142,077,559**	134,453,811
Net gain on investment measured at FVTPL, net	8	**480,620**	917,638
Other income		**181,292**	8,308,247
		142,739,471	143,679,696
Expenses:			
Property management expenses		**(39,878,322)**	(42,531,736)
Management fee	14	**(3,340,585)**	(3,488,774)
Allowance for Expected Credit Losses (ECL)	9	**(8,235,272)**	-
Other expenses		**(853,849)**	(1,100,843)
Amortisation of intangibles	10	**(522,974)**	(735,599)
Depreciation of property and equipment	11	**(2,508,133)**	(2,851,293)
(Provision for)/ reversal of impairment loss on property and equipment	11	**(2,120,904)**	740,283
Depreciation of investment properties	12	**(20,220,278)**	(21,984,775)
Reversal of impairment loss on investment properties	12	**-**	4,481,782
		(77,680,317)	(67,470,955)
PROFIT BEFORE FINANCE COST		**65,059,154**	76,208,741
Profit on Murabaha deposits		**443,785**	518,911
Finance cost	13	**(19,282,796)**	(21,970,658)
Net finance cost		**(18,839,011)**	(21,451,747)
NET INCOME FOR THE YEAR		**46,220,143**	54,756,994
OTHER COMPREHENSIVE INCOME		**-**	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		**46,220,143**	54,756,994
EARNINGS PER UNIT			
Weighted average number of units in issue		**162,881,100**	162,881,100
Earnings per unit (basic and diluted)		**0.2838**	0.3362

The accompanying notes 1 to 22 form an integral part of this condensed interim financial information.

	For the six-month period ended 30 June 2026	*For the six-month period ended 30 June 2025*
NET ASSET ATTRIBUTABLE TO THE UNITHOLDERS AT THE BEGINNING OF THE PERIOD	**1,341,922,813**	1,363,646,636
CHANGES FROM OPERATIONS		
Total comprehensive income for the period	**46,220,143**	54,756,994
Income distributions during the period (Note 16)	**(65,103,608)**	(60,266,007)
NET ASSET ATTRIBUTABLE TO THE UNITHOLDERS AT THE END OF THE PERIOD	**1,323,039,348**	1,358,137,623

UNIT TRANSACTIONS

Transactions in units during the period are summarised as follows:

	For the six-month period ended 30 June 2026 Units	*For the six-month period ended 30 June 2025 Units*
UNITS AT THE START AND END OF THE PERIOD	**162,881,100**	162,881,100

	Notes	***For the six-month period ended 30 June 2026***	*For the six-month period ended 30 June 2025 (Restated- refer note 21)*
CASH FLOWS FROM OPERATING ACTIVITIES			
Net income for the period		**46,220,143**	54,756,994
Adjustment for:			
Amortisation of intangibles	10	**522,974**	735,599
Depreciation on property and equipment	11	**2,508,133**	2,851,293
Provision for / (reversal of) impairment loss on property and equipment	11	**2,120,904**	(740,283)
Depreciation on investment properties	12	**20,220,278**	21,984,775
Reversal of impairment loss on investment properties	12	**-**	(4,481,782)
Net gain on investments at FVTPL, net	8	**(480,620)**	(917,638)
Allowance for expected credit losses (ECL)	9	**8,235,272**	-
Finance cost	13	**19,282,796**	21,970,658
Operating cash flows before working capital changes		**98,629,880**	96,159,616
Changes in operating assets			
Rental income receivable		**34,863,126**	(17,137,884)
Prepayment and other assets		**(675,322)**	1,088,775
Changes in operating liabilities			
Deferred rental income		**(5,498,990)**	292,869
Management fee payable		**39,703**	(3,552,046)
Accrued expenses and other liabilities		**(3,387,046)**	(20,539,485)
NET CASH FLOW GENERATED FROM OPERATING ACTIVITIES		**123,971,351**	56,311,845
CASH FLOWS FROM INVESTING ACTIVITIES			
Subscription of investments measured at FVTPL	8	**(24,000,000)**	(82,852,291)
Proceeds from redemption of investments measured at FVTPL	8	**39,739,768**	61,178,011
Payment for acquisition of property and equipment	11	**(2,084,402)**	(5,687,574)
Proceeds from sale of property and equipment	11	**285,561**	518,035
Payment for acquisition of investment properties	12	**(1,761,811)**	(461,784)
NET CASH FLOW GENERATED FROM / (USED IN) INVESTING ACTIVITIES		**12,179,116**	(27,305,603)

	Notes	**For the six-month period ended 30 June 2026**	For the six-month period ended 30 June 2025 *(Restated- refer note 21)*
CASH FLOWS FROM FINANCING ACTIVITIES			
Finance cost paid	13	**(19,369,117)**	(22,083,343)
Dividends paid, net off unclaimed dividend	16	**(65,103,608)**	(60,266,007)
NET CASH USED IN FINANCING ACTIVITY		**(84,472,725)**	(82,349,350)
NET CHANGE IN CASH AND CASH EQUIVALENTS		**51,677,742**	(53,343,108)
Cash and cash equivalents at the beginning of the period	7	**49,471,270**	108,178,706
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	7	**101,149,012**	54,835,598
Supplement non-cash transaction		**-**	-
Transfer to investment properties	11	**6,010,665**	-

1. THE FUND AND ITS ACTIVITIES

Bonyan REIT Fund (the "REIT" or the "Fund") is a closed-ended Shariah compliant real estate investment traded fund. The Fund commenced its operations on 3 July 2018. The listing date of the Fund was on 25 July 2018.

The REIT is managed by Saudi Fransi Capital Company (the "Fund Manager" or "BSF Capital"), a Saudi Closed Joint Stock company with Commercial Registration No.1010231217, and a Capital Market Institution licensed by the Capital Market Authority("CMA") under license no. 11153-37 dated 30 January 2011.

The REIT is listed on the Saudi Exchange ("Tadawul") and the units of the REIT are traded on Tadawul in accordance with its rules and regulations. The REIT has a term of 99 years, which is extendable with the approval of the Fund Board and CMA.

The primary investment objective of the REIT is to provide its investors with regular income by investing in income generating real estate assets in Saudi Arabia, United Arab Emirates and globally, provided that the Fund's investments outside Saudi Arabia do not exceed 25% of Fund's assets. In addition to this, the Fund may also opportunistically invest in real estate development projects, provided that the Fund invests at least 75% of the assets of the Fund in income generating real estate assets and that the Fund does not invest in white lands.

AlBilad Investment Company is the Custodian for the Fund.

As the Fund is not legally permitted to own real estate properties in the Kingdom of Saudi Arabia, accordingly, the Custodian has established following special purpose vehicles ("SPV") and branches to hold the titles of the properties for the benefit of the Fund without any controlling interest in the assets.

Name	Commercial registration number / Unified Identification Number	Date	Location
Bonyan Real Estate Fund Company	1010901003/ 7010921786	15 November 2017	Riyadh, Saudi Arbia
Hotel Courtyard by Marriot – Jazan (Branch of Bonyan Real Estate Fund Company)	7013468744/ 5900023484	25 June 2013	Jazan, Saudi Arabia
Residence Inn Apartments by Marriot – Jazan (Branch of Bonyan Real Estate Fund Company)	7014498807/ 5900033503	27 November 2016	Jazan Saudi Arabia
BSIF Investment (wholly owned subsidiary of Bonyan Real Estate Fund Company)	797051	26 December 2017	Dubai, United Arab Emirates

2. REGULATORY AUTHORITY

The Fund is governed by the Real Estate Investment Fund Regulations (REIFR) (the "Regulations") issued by the Board of CMA dated 19 Jamada Al-Akhirah 1427 (corresponding to 15 July 2006) amended by the Board of CMA dated 3 Jumada Al-Akhirah 1447 AH (corresponding to 24 November 2025).

3. BASIS OF PREPARATION

3.1 Statement of Compliance

This condensed interim financial information has been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting" as endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organisation for Chartered and Professional Accountants ("SOCPA"). Assets and liabilities in the condensed interim statement of financial position are presented in the order of liquidity.

This condensed interim financial information do not include all the information and disclosures required in the annual financial statements, therefore, this should be read in conjunction with the Fund's annual audited financial statements as at and for the year ended 31 December 2025. The results for the six-month period ended 30 June 2026 are not necessarily indicative of the results that may be expected for the financial year ended 31 December 2026.

3. BASIS OF PREPARATION (continued)

3.2 Basis of measurement

This condensed interim financial information is prepared under the historical cost convention, using the accrual basis of accounting except for investment held at fair value through profit or loss ("FVTPL") that are measured at fair value.

3.3 Functional and presentation currency

This condensed interim financial information is presented in Saudi Riyal ("⃁"), which is the Fund's functional and presentation currency. All financial information presented has been rounded to the nearest ⃁.

4. ACCOUNTING AND RISK MANAGEMENT POLICIES

The accounting and risk management policies used in the preparation of this condensed interim financial information is consistent with those used and disclosed in the financial statements for the year ended 31 December 2025.

5. ACCOUNTING ESTIMATES AND ASSUMPTIONS

The preparation of the condensed interim financial information requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected. The significant accounting estimates used in the preparation of this condensed interim financial information is consistent with those used and disclosed in the financial statements for the year ended 31 December 2025.

Going concern

The Fund Manager made an assessment of the Fund's ability to continue as a going concern and is satisfied that the Fund has the resources to continue in business for the foreseeable future. Furthermore, the management is not aware of any material uncertainties that may cast significant doubt about the Fund's ability to continue as a going concern. Therefore, this condensed interim financial information continues to be prepared on the going concern basis.

6. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS

New standards, interpretations and amendments adopted by the Fund

The International Accounting Standard Board (IASB) has issued following accounting standards, amendments, which were effective from periods on or after 1 January 2026. The management has assessed that the amendments have no significant impact on the Fund's condensed interim financial information.

Standard, interpretation and amendments	**Description**	**Effective from periods beginning on or after**
Amendment to IFRS 9 and IFRS 7 - Classification and Measurement of Financial Instruments	These amendments: • clarify the requirements for the timing of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system; • clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion; • add new disclosures for certain instruments with contractual terms that can change cash flows (such as some instruments with features linked to the achievement of environment, social and governance (ESG) targets); and • make updates to the disclosures for equity instruments designated at Fair Value through Other Comprehensive Income (FVOCI).	1 January 2026

6. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS (continued)

New standards, interpretations and amendments adopted by the Fund (continued)

Standard, interpretation and amendments	**Description**	**Effective from periods beginning on or after**
Annual improvements to IFRS – Volume 11	Annual improvements are limited to changes that either clarify the wording in an Accounting Standard or correct relatively minor unintended consequences, oversights or conflicts between the requirements in the Accounting Standards. The 2024 amendments are to the following standards: • IFRS 1 First-time Adoption of International Financial Reporting Standards; • IFRS 7 Financial Instruments: Disclosures and its accompanying Guidance on implementing IFRS 7; • IFRS 9 Financial Instruments; • IFRS 10 Consolidated Financial Statements; and • IAS 7 Statement of Cash Flows.	1 January 2026

New standards, interpretations and amendments not yet effective and not early adopted by the Fund

The listing of standards and interpretations issued which the Fund reasonably expects to be applicable at a future date are as follows. The Fund intends to adopt these standards when they become effective. These amendments and standards are not expected to have any impact on the financial statements of the Fund unless otherwise stated.

Standard, interpretation and amendments	**Description**	**Effective from periods beginning on or after**
IFRS 18, Presentation and Disclosure in Financial Statements	IFRS 18 provides guidance on items in statement of profit or loss classified into five categories: operating; investing; financing; income taxes and discontinued operations It defines a subset of measures related to an entity's financial performance as 'management-defined performance measures' ('MPMs'). The totals, subtotals and line items presented in the primary financial statements and items disclosed in the notes need to be described in a way that represents the characteristics of the item. It requires foreign exchange differences to be classified in the same category as the income and expenses from the items that resulted in the foreign exchange differences.	1 January 2027
Amendments to IFRS 10 and IAS 28- Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Partial gain or loss recognition for transactions between an investor and its associate or joint venture only apply to the gain or loss resulting from the sale or contribution of assets that do not constitute a business as defined in IFRS 3 Business Combinations and the gain or loss resulting from the sale or contribution to an associate or a joint venture of assets that constitute a business as defined in IFRS 3 is recognised in full.	Effective date deferred indefinitely
Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates relating to Translation to a Hyperinflationary Presentation	The amendments clarify how companies should translate financial statements from a non-hyperinflationary currency into a hyperinflationary one	1 January 2027

6. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS (continued)

New standards, interpretations and amendments adopted by the Fund (continued)

IFRS 18 Presentation and Disclosure in Financial Statements ("IFRS 18") will replace IAS 1 Presentation of Financial Statements and is effective for annual reporting periods beginning on or after 1 January 2027. The Fund has not early adopted IFRS 18 in preparing these financial statements. The Fund Manager is in the process of assessing the estimated impact of its initial application on the Fund's financial statements, and its preliminary assessment across the four key areas introduced by the standard is set out below. The assessment may be subject to change as the Fund finalises its transition project ahead of the effective date.

a. Structure of the Statement of Profit or Loss

IFRS 18 requires income and expenses to be classified into five categories — operating, investing, financing, income taxes and discontinued operations — and introduces two new mandatory subtotals: operating profit or loss and profit or loss before financing and income taxes. Classification is generally driven by an entity's main business activities. The Fund has determined that its main business activity is investing in income-generating real estate assets across a diversified portfolio, including commercial centres, residential, hospitality and office properties, located in Saudi Arabia, the United Arab Emirates and globally, to earn rental and related property income and to benefit from capital appreciation, together with an opportunistic allocation to real estate development projects. Under IFRS 18, entities whose main business activity is investing in such assets are required to classify the related income and expenses within the operating category, rather than investing. Accordingly, income from properties, other income, and related fund operating expenses such as property management expenses, management fee, allowance for expected credit losses, depreciation and amortisation, and impairment charges or reversals on investment properties and property and equipment, are expected to continue to be presented within operating profit or loss.

The Fund's investments comprise holdings in money market placements and mutual funds, which represent treasury and short-term liquidity management rather than the Fund's main real estate investing activity. Income on these investments are therefore expected to be presented within the investing category, together with profit on Murabaha deposits, which is currently presented alongside finance cost as a single net finance cost line. Both items are expected to be separately presented within investing, distinct from finance cost on the Fund's borrowings and operating activities, which is expected to continue to be presented within the financing category.

The Fund does not expect the adoption of IFRS 18 to change total comprehensive income or Unitholders' equity. The principal impact is expected to be on the presentation, labelling and subtotals within the statement of profit or loss, rather than on recognition or measurement. In particular, the Fund's existing "profit before finance cost" subtotal is expected to be relabelled and adjusted, where necessary, to align with the operating profit or loss subtotal required by IFRS 18, once net gains or losses on FVTPL investments and profit on Murabaha deposits are reclassified to the investing category as noted above.

b. Management-defined Performance Measures

Management-defined performance measures ("MPMs") are subtotals of income and expenses, not otherwise specified by IFRS, that are used in public communications outside the financial statements to communicate management's view of an aspect of the Fund's financial performance, and which are required to be reconciled to the most directly comparable IFRS subtotal.

The Fund is in the process of identifying any performance measures that meet the definition of an MPM under IFRS 18 and will continue to monitor its external communications up to the effective date, as any measure introduced in the interim, including measures commonly used by listed real estate investment trusts, could still meet the definition.

c. Principles of Aggregation and Disaggregation

IFRS 18 introduces enhanced principles for aggregating and disaggregating information in the primary financial statements and notes based on shared or dissimilar characteristics, together with more specific requirements on the labelling and description of line items, and the use of unspecific descriptions such as "other."

6. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS (continued)

New standards, interpretations and amendments adopted by the Fund (continued)

c. Principles of Aggregation and Disaggregation (continued)

The Fund is assessing its statement of financial position, statement of comprehensive income and related notes against these principles. The Fund already presents segment information by property type (commercial centres, residential, hospitality, office and others), which supports the disaggregation objectives of the standard. Based on the assessment performed to date, the Fund expects the adoption of IFRS 18 to result in more granular presentation and disclosure of certain line items, including income from properties, and other income and other expenses, but does not expect a significant impact on the Fund's financial position or financial performance.

d. Consequential Amendments to IAS 7

IFRS 18 makes consequential amendments to IAS 7 Statement of Cash Flows, including removing the choice of classification for interest and dividends received or paid and requiring the statement of cash flows to use operating profit or loss (rather than profit or loss) as the starting point for the indirect method.

The Fund is assessing the impact of these amendments on its statement of cash flows. The Fund's statement of cash flows currently reconciles from net income for the period, rather than operating profit or loss, as its starting point. Given that income from properties and related real estate investing activities already form part of the Fund's principal/operating activities, no significant change to the classification of the Fund's operating cash flows relating to the real estate portfolio is currently expected. Finance cost paid is currently presented within financing activities, which is expected to remain unchanged as this is the only classification permitted under the amended IAS 7. However, profit on Murabaha deposits and cash flows relating to investments measured at FVTPL, which currently form part of the operating activities starting point and the investing activities section respectively without being aligned to a common investing designation, may need to be presented on a more consistent basis within investing activities, together with the reconciliation to operating profit or loss, as a consequence of their expected reclassification to the investing category referred to in (a) above.

7. CASH AND CASH EQUIVALENTS

Cash and cash equivalent comprises the following:

	As at 30 June 2026 (Un-Audited)	*As at 31 December 2025 (Audited)*
Bank balance	**80,455,528**	29,116,546
Cash in hand	**26,500**	26,500
Cash and bank balances	**80,482,028**	29,143,046
Murabaha deposits*	**20,666,984**	20,328,224
Cash and cash equivalents	**101,149,012**	49,471,270

* These deposits carry profit ranging from 4.50% (2025: 3.64%) and are scheduled to mature by 15 September 2026 (2025: 1 February 2026).

The Fund Manager has conducted a review as required under IFRS 9 and based on such an assessment, the effect of expected credit loss allowance against the carrying value of cash and cash equivalents is insignificant as the balances are held with investment grade credit rated financial institutions (A-) and therefore no ECL has been recognised in this condensed interim financial information.

8. INVESTMENTS MEASURED AT FAIR VALUE THROUGH PROFIT OR LOSS (FVTPL)

Investments as at the reporting date comprise of investments in mutual funds.

	As at 30 June 2026 (Un-Audited)	*As at 31 December 2025 (Audited)*
Financial assets measured at fair value through profit or loss (FVTPL)		
BSF Murabaha SAR Fund*	**-**	15,260,091
Riyadh SAR Trade Fund	**80,907**	79,964
	80,907	15,340,055

The following is the movement in investments during the period / year;

	As at 30 June 2026 (Un-Audited)	*As at 31 December 2025 (Audited)*
Carrying amount:		
At beginning of the period / year	**15,340,055**	81,223
Additions during the period/ year	**24,000,000**	106,520,604
Disposal during the period/ year	**(39,739,768)**	(93,078,011)
Net gain on investment measured at FVTPL, net for the period / year	**480,620**	1,816,239
Balance at the end of the period / year	**80,907**	15,340,055

As at 30 June 2026, Bonyan REIT Fund has an investment of Nil units (31 December 2025: 806,593 units) in BSF Murabaha SAR Fund and 32 units (31 December 2025: 32 units) in Riyadh SAR Trade Fund.

9. RENTAL INCOME RECEIVABLE, NET

Rental income receivable comprised of the following:

	June 2026 (Un-Audited)	*December 2025 (Audited)*
Rental income receivable	**87,419,824**	122,282,950
Less: Allowance for expected credit losses	**(33,478,945)**	(25,243,673)
	53,940,879	97,039,277

The movement in allowance for expected credit losses is as follows:

	As at 30 June 2026 (Un-Audited)	*As at 31 December 2025 (Audited)*
Opening balance	**25,243,673**	20,953,074
Charged during the period / year	**8,235,272**	4,543,284
Written off	**-**	(252,685)
Closing balance	**33,478,945**	25,243,673

9. RENTAL INCOME RECEIVABLE, NET (continued)

Below is the aging analysis of gross rental income receivables:

	As at 30 June 2026 (Un-Audited)	*As at 31 December 2025 (Audited)*
0-3 months	**27,118,870**	50,249,391
3-12 months	**15,762,401**	27,964,601
Over 365 days	**44,538,553**	44,068,958
Balance at the end of the period / year	**87,419,824**	122,282,950

10. INTANGIBLE ASSETS, NET

	June 2026 (Un-Audited)	*December 2025 (Audited)*
Cost		
Balance at the beginning of the period / year	**7,083,838**	6,953,650
Additions during the period / year	**-**	130,188
Balance at the end of the period / year	**7,083,838**	7,083,838
Accumulated amortization		
Balance at the beginning of the period / year	**(5,956,944)**	(4,697,231)
Charged during the period / year	**(522,974)**	(1,259,713)
Balance at the end of the period / year	**(6,479,918)**	(5,956,944)
Net book value end of the period / year	**603,920**	1,126,894

11. PROPERTY AND EQUIPMENT, NET

	30 June 2026 (Un-Audited)				
	Land	*Building*	*Furniture and equipment*	*Capital work in progress*	*Total*
Cost					
Balance at the beginning of the period	**24,422,702**	**209,871,491**	**21,124,947**	**23,706,845**	**279,125,985**
Additions during the period	**-**	**68,500**	**88,016**	**1,927,886**	**2,084,402**
Disposal during the period	**-**	**(289)**	**(285,272)**	**-**	**(285,561)**
Transfer to investment properties	**-**	**-**	**-**	**(6,010,665)**	**(6,010,665)**
Balance at the end of the period	**24,422,702**	**209,939,702**	**20,927,691**	**19,624,066**	**274,914,161**
Accumulated depreciation					
Balance at the beginning of the period	**-**	**(30,828,015)**	**(16,314,138)**	**-**	**(47,142,153)**
Charged during the period	**-**	**(1,894,975)**	**(613,158)**	**-**	**(2,508,133)**
Balance at the end of the period	**-**	**(32,722,990)**	**(16,927,296)**	**-**	**(49,650,286)**
Accumulated impairment					
Balance at the beginning of the period	**-**	**(18,987,712)**	**-**	**-**	**(18,987,712)**
Provision for impairment during the period*	**-**	**(2,120,904)**	**-**	**-**	**(2,120,904)**
	-	**(21,108,616)**	**-**	**-**	**(21,108,616)**
Net book value at the end of the period	**24,422,702**	**156,108,096**	**4,000,395**	**19,624,066**	**204,155,259**

11. PROPERTY AND EQUIPMENT, NET (continued)

	31 December 2025 (Audited)				
	Land	*Building*	*Furniture and equipment*	*Capital work in progress*	*Total*
Cost					
Balance at the beginning of the year	24,422,702	209,770,671	20,573,916	19,156,510	273,923,799
Additions during the year	-	100,820	551,031	21,975,993	22,627,844
Disposal during the year	-	-	-	(164,767)	(164,767)
Transfer to investment properties (note 12)	-	-	-	(17,260,891)	(17,260,891)
Balance at the end of the year	24,422,702	209,871,491	21,124,947	23,706,845	279,125,985
Accumulated depreciation					
Balance at the beginning of the year	-	(27,043,054)	(14,406,985)	-	(41,450,039)
Charged during the year	-	(3,784,961)	(1,907,153)	-	(5,692,114)
Balance at the end of the year	-	(30,828,015)	(16,314,138)	-	(47,142,153)
Accumulated impairment					
Balance at the beginning of the year	-	(20,746,667)	-	-	(20,746,667)
Reversal of impairment during the year	-	1,758,955	-	-	1,758,955
	-	(18,987,712)	-	-	(18,987,712)
Net book value at the end of the year	24,422,702	160,055,764	4,810,809	23,706,845	212,996,120

*Impairment on property valuation has occurred due to market conditions, leading to a decrease in the property's fair value.

The land and building under property and equipment represent the following three (2025: three) properties namely:

- The Courtyard Marriott Hotel investment, a freehold property acquired by the Fund, is located in Jazan and is classified in the Four-Star Hotel sector.
- The Residence Inn by Marriott investment, a freehold property acquired by the Fund, is located in Jazan and is classified in the Four-Star Apartment Hotel sector.
- Marriott Executive Apartments investment, a freehold property acquired by the Fund, is located in Madinah and is classified in the Five Star Apartment Hotel sector.

12. INVESTMENT PROPERTIES, NET

	30 June 2026 (Un-Audited)		
	Land	***Building***	***Total***
Cost			
At the beginning of the period	**399,759,726**	**1,585,257,839**	**1,985,017,565**
Additions during the period	**-**	**1,761,811**	**1,761,811**
Transfer from property and equipment (note 11)	**-**	**6,010,665**	**6,010,665**
Balance at the end of the period	**399,759,726**	**1,593,030,315**	**1,992,790,041**
Accumulated depreciation			
At the beginning of the period	**-**	**(269,467,590)**	**(269,467,590)**
Charge during the period	**-**	**(20,220,278)**	**(20,220,278)**
Balance at the end of the period	**-**	**(289,687,868)**	**(289,687,868)**
Net book value at the end of the period	**399,759,726**	**1,303,342,447**	**1,703,102,173**

	December 2025 (Audited)		
	Land	*Building*	*Total*
Cost			
Balance at the beginning of the year	399,759,726	1,566,578,788	1,966,338,514
Additions during the year	-	1,418,160	1,418,160
Transfer from property and equipment (note 11)	-	17,260,891	17,260,891
Balance at the end of the year	399,759,726	1,585,257,839	1,985,017,565
Accumulated depreciation			
Balance at the beginning of the year	-	(226,951,554)	(226,951,554)
	-	(42,516,036)	(42,516,036)
Balance at the end of the period	-	(269,467,590)	(269,467,590)
Accumulated impairment			
Balance at the beginning of the year	-	(4,481,782)	(4,481,782)
Reversal of impairment during the year*	-	4,481,782	4,481,782
Balance at the end of the period	-	-	-
Net book value at the end of the period	399,759,726	1,315,790,249	1,715,549,975

*Impairment reversal on property valuation had occurred due to significant improvement in market conditions and demand, leading to an increase in the property's fair value.

12. INVESTMENT PROPERTIES, NET (continued)

The investment properties represent the following properties namely:

- The Al Rashid Mega Mall investment, a freehold property acquired by the Fund, is located in Madinah and is classified as in the Commercial sector.
- The Al Rashid Mall - Abha investment, a leasehold property acquired by the Fund under a 20-year usufruct agreement, is located in Abha and is classified as in the Commercial sector. The Fund has the right to purchase this property outright within 5 years from the signing date of the usufruct agreement for a consideration of ⃁ 110 million. The Fund exercised this right during 2023. The amount will be paid upon transfer of tittle deed which is underway and accordingly the asset and liability has not been recorded in these financial statements. The right of use under the usufruct agreement meets the definition of investment property and therefore the right of use is classified as investment property.
- The Al Rashid Mall - Jazan, a freehold property acquired by the Fund, investment is located in Jazan and is classified as in the Commercial sector.
- The Al Rashid Strip Mall investment, a freehold property acquired by the Fund, is located in Riyadh and is classified as in the Commercial sector.
- The CityWalk Residential Building investment, a freehold property acquired by the Fund, is located in Dubai and is classified as in the Residential sector. This property has been fully disposed off during the year ended 31 December 2025.
- The Al Rafiah Village investment, a freehold property acquired by the Fund, is located in Riyadh and is classified as in the Residential sector.
- The Al Maather Villas Complex investment, a freehold property acquired by the Fund, is located in Riyadh and is classified as in the Residential sector.
- The Al Sahafa Office Tower, a freehold property acquired by the Fund in April 2021 and is located in Sahafa District on al-Olaya Street in Riyadh and is classified in the Office sector.
- The Al Ghadeer Office Tower, a freehold property acquired by the Fund in January 2022 is located in Al-Ghadeer District on Al Sail Al Kabeer Road in Riyadh and is classified in the Office sector.
- The 1991 Centre, a freehold property acquired by the Fund in May 2024 located in Hittin District in Riyadh and the building will be used for commercial usage.
- The Al Olaya Tower, a freehold property acquired by the Fund in August 2024 located in Al-Sahafa District on Olaya Street in Riyadh and is classified in the Office sector.

13. BANK BORROWING

	June 2026 (Un-Audited)	*December 2025 (Audited)*
Borrowings		
Balance at beginning the of the period / year	**637,001,303**	637,001,303
Addition during the period / year	**-**	-
Balance at the end of the period / year	**637,001,303**	637,001,303
Accrued finance cost		
Balance at the beginning of the period / year	**1,143,323**	1,316,580
Charge for the period / year	**19,282,796**	43,778,666
Paid during the period / year	**(19,369,117)**	(43,951,923)
	1,057,002	1,143,323
Net book value	**638,058,305**	638,144,626

13. BANK BORROWING (continued)

The borrowings from bank represents Islamic financing obtained from local banks. The Fund obtained financing at Saudi Interbank Offer Rate ("SIBOR") plus agreed margin. The profit mark-up / bank commission is payable on monthly / quarterly basis and the principal is due for payment from April 2027 to March 2031. The borrowings carry profit ranging from 6.8% to 6.85% (2025: 6.8% to 6.85%).

The title deed of following properties has been mortgaged and is being held as a collateral against the bank borrowing:

- Al Rashid Mall - Jazan,
- The Courtyard Marriott Hotel - Jazan,
- The Residence Inn by Marriott - Jazan,
- Al Rashid Mega Mall – Madinah,
- Marriott Executive Apartments – Madinah,
- Al Rafiah Village – Riyadh,
- Al Sahafa Tower– Riyadh,
- Al Ghadeer Tower– Riyadh and
- Al Olaya Tower - Riyadh

14. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial or operational decisions. In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form.

Related parties include Fund Manager, Banque Saudi Fransi (the "Bank" and a shareholder of the Fund Manager), Saudi Bonyan Company (being the property manager of the investment properties and property and equipment), the Fund Board of Directors and affiliates of the Fund Manager. The Fund is managed by the Fund Manager and the Unitholders of the Fund, including Abdul Rahman Saad Al Rashid & Sons Company (being a substantial unitholder).

In the ordinary course of its activities, the Fund transacts business with related parties.

Transactions with related parties during the periods and balances are as follows:

Related Party	*Nature of transaction*	***Amount of transactions income / (expense)***		***Balances receivables / (payables)***	
		For the period ended 30 June 2026 (Un-audited)	*For the period ended 30 June 2025 (Un-audited)*	***As at 30 June 2026 (Un-audited)***	*As at 31 December 2025 (Audited)*
BSF Capital (Fund Manager)	Asset management fees (Refer note "a" below)	**(3,340,585)**	(3,488,774)	**(3,340,585)**	(3,300,882)
Banque Saudi Fransi	Bank balances	**-**	-	**51,137,419**	21,710,705
	Murabaha deposits	**-**	-	**20,666,984**	20,328,224
	Murabaha deposits during the year	**(204,184,964)**	(325,708,966)	**-**	-
	Murabaha deposits matured during the year	**204,289,989**	344,339,047	**-**	-
	Profit on Murabaha deposits	**443,785**	518,911	**-**	-
Board of Directors	Board fees to independent board members	**(50,000)**	(50,000)	**(50,000)**	-

14 TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Related Party	*Nature of transaction*	***Amount of transactions income / (expense)***		***Balances receivables / (payables)***	
		For the period ended 30 June 2026 (Un-audited)	*For the period ended 30 June 2025 (Un-audited)*	***As at 30 June 2026 (Un-audited)***	*As at 31 December 2025 (Audited)*
BSF Murabaha SAR Fund (Managed by Fund Manager)	Investments (note 7)	**-**	-	**-**	15,260,091
	Subscription made during the period	**24,000,000**	82,852,291		
	Redemptions made during the period	**(39,739,768)**	(61,178,011)	**-**	-
Saudi Bonyan Company (Property Manager and a subsidiary of major unitholder ARTAR)	Property Management Fees	**(5,897,040)**	(5,921,579)	**(1,948,960)**	(1,264,211)
	Property operating expenses	**(33,981,274)**	(35,234,629)	**(10,717,914)**	(9,298,775)
	Advance payment of property management fee	**-**	-	**-**	5,071,820

(a) As per the terms and conditions of the Fund, the Fund is liable to pay the Fund Manager a management fee being 0.5% plus applicable taxes of the net asset value of the Fund. The fee is payable on a quarterly basis.

15. INCOME FROM PROPERTIES

	For the period ended 30 June 2026 (Un-Audited)	*For the period ended 30 June 2025 (Un-Audited)*
Income from investment properties		
Lease rental income on investment properties excluding hotels	**126,674,793**	115,962,306
Other income – ancillary services	**4,895,932**	3,999,414
Revenue from hotel operations		
Rooms revenue	**9,234,593**	12,673,057
Food and beverage revenue	**1,114,785**	1,590,152
Others	**157,456**	228,882
	10,506,834	14,492,091
Net income from investment properties	**142,077,559**	134,453,811

Other income (ancillary services) comprises of service charges and recovery of utility charges from the tenants of commercial properties (malls).

Future rental commitments (to be received) at period end, under the operating leases is as follows:

	As at 30 June 2026 (Un-Audited)	*As at 30 June 2025 (Un-Audited)*
Not later than one year	**84,880,121**	175,028,375
Later than one year and less than five years	**425,076,972**	316,082,706
Later than five years	**325,758,343**	121,302,376
	835,715,436	612,413,457

16. DIVIDEND DISTRIBUTION

In accordance with the approved terms and conditions of the Fund, on 17 May 2026, the Fund's Board of Directors approved to distribute dividends with regards to the period from 1 November 2025 till 30 April 2026 amounting to ⃁ 0.40 per unit which amounted to ⃁ 65.10 million (2025: 0.37 per unit amounting to ⃁ 60.27 million).

17. FAIR VALUE OF ASSETS AND LIABILITIES

The Fund believes that the fair value of all financial assets and liabilities is approximately equal their carrying value. The fair value of investment properties and property and equipment as at 30 June 2025 is ⃁ 2,846.3 billion (31 December 2025: ⃁ 2,707.5 billion) carried at level 3. The investment in mutual funds carried at FVTPL is ⃁ 80,907 (31 December 2025: ⃁ 15,340,055) and is carried at level 1. The Fund believes that the fair value of all other financial assets and liabilities approximately equal their carrying value.

18. EFFECT ON NET ASSET VALUE IF INVESTMENT PROPERTIES AND PROPERTY AND EQUIPMENT ARE FAIR VALUED

The Fund opted to use the cost method for its investment properties and property and equipment (hotel investments) in these financial statements. In accordance with Article 36 of the Real Estate Investment Funds Regulations issued by CMA in the Kingdom of Saudi Arabia, Fund Manager evaluates the Fund’s assets based on an average of two evaluations prepared by independent valuers. Accordingly, the fair value below is disclosed for information purposes and has not been accounted for in the Fund's books unless in case of impairment.

The valuation of the investment properties and property and equipment (the “properties”) is carried out by Barcode and Abaad (31 December 2025: Barcode and Abaad). These two valuers (2025: two valuers) are licensed by the Saudi Authority for Accredited Valuers (“TAQEEM”).

The Fund Manager has used the average of the two valuations for the purposes of disclosing the fair value of the investment properties and property and equipment. The properties were valued taking into consideration of a number of factors, including the area and type of properties, and valuation techniques using significant unobservable inputs, including the land plus cost method, residual value method and the discounted cash flow method.

Below is an analysis of the investment properties fair value versus cost:

	As at 30 June 2026 (Un-Audited)	*As at 31 December 2025 (Audited)*
Estimated fair value of investment properties	**2,613,160,599**	2,476,585,735
Book value of investment properties	**(1,703,102,173)**	(1,715,549,975)
Estimated fair value of property and equipment	**233,180,500**	230,883,359
Book value of property and equipment excluding capital work in progress	**(184,531,193)**	(189,289,275)
Estimated fair value surplus relative to book value	**958,707,733**	802,629,844
Units in issue (numbers)	**162,881,100**	162,881,100
Per unit value impact from excess of investment properties and property and equipment’s estimated fair value over book value	**5.8860**	4.9277
Net asset value as per the financial position	**1,323,039,348**	1,341,922,813
Estimated fair value surplus relative to book value	**958,707,733**	802,629,844
Net asset based on fair valuation of investment properties and property and equipment	**2,281,747,081**	2,144,552,657
Net asset value per unit		
Net asset value per unit as per the statement of financial position	**8.1227**	8.2387
Per unit value impact from excess of investment properties and property and equipment’s estimated fair value over book value	**5.8860**	4.9277
Net asset value per unit based on fair valuation of investment properties and property and equipment	**14.0087**	13.1664

19. SEGMENT REPORTING

The Fund’s primary business is conducted in Saudi Arabia and the United Arab Emirates. The Funds reportable segment are as follows;

Commercial Centers: This includes unit of investment properties such as malls.

Residential: This includes units of private houses such as individual apartments.

Hospitality: This includes hospitality service providing entity, which is related to Marriot properties.

Office: This includes rental of office space, which is related to Al Ghadeer & Al Sahafa, 1991 Centre & Al Olaya office buildings.

The Fund’s total assets investment properties, properties and equipment and liabilities as at 30 June 2026 and 31 December 2025, its total operating income and expense, and the results for the six-month period ended, by operating segment, are as follows:

	30 June 2026 (Un-Audited)					
	Commercial Centres	***Residential***	***Hospitality***	***Office***	***Others***	***Total***
Total assets	981,777,697	189,975,259	192,753,696	623,058,415	87,943,667	2,075,508,734
Investment properties, net	916,703,697	172,262,950	-	614,135,526	-	1,703,102,173
Property and equipment, net	16,768,789	2,041,653	184,832,040	512,777	-	204,155,259
Total liabilities	218,021,078	5,107,278	26,171,796	6,872,616	496,296,618	752,469,386
Total income	88,984,131	11,761,128	13,188,087	28,144,213	1,105,697	143,183,256
Inter-segment income	-	-	-	-	-	-
Net income from external customers	88,984,131	11,761,128	13,188,087	28,144,213	1,105,697	143,183,256
Total expenses	50,237,370	5,147,529	14,037,267	4,063,716	23,477,231	96,963,113
Inter-segment operating expense	-	-	-	-	-	-
Expenses excluding depreciation and impairment	-	-	-	-	-	-
Depreciation of property and equipment	146,490	393,510	1,967,184	949	-	2,508,133
Depreciation of investment properties	15,818,386	1,572,482	-	2,829,410	-	20,220,278
Impairments charge /(reversal) of investment properties	-	-	-	-	-	-
Impairments charge /(reversal) for property and equipment	-	-	2,120,904	-	-	2,120,904
Net income/(loss) for the year	38,746,760	6,613,598	(849,179)	24,080,497	(22,371,533)	46,220,143

19. SEGMENT REPORTING (continued)

	31 December 2025(Audited)					
	Commercial Centres	*Residential*	*Hospitality*	*Office*	*Others*	*Total*
Total assets	1,001,043,883	191,709,174	207,361,274	652,951,221	50,259,301	2,103,324,853
Investment properties, net	920,105,838	173,752,055	-	621,446,716	245,366	1,715,549,975
Property and equipment, net	22,412,226	2,517,896	187,627,266	438,732	-	212,996,120
Total liabilities	187,428,088	1,933,765	21,907,967	51,817,205	498,315,015	761,402,040
Total income	179,197,516	22,315,195	29,831,587	49,286,601	8,104,386	288,735,285
Inter-segment income	1,299,361	-	-	-	-	1,299,361
Net income from external customers	177,898,155	22,315,195	29,831,587	49,286,601	8,104,386	287,435,924
Total expenses	90,806,887	9,825,742	24,575,001	10,703,013	47,830,657	183,741,300
Inter-segment operating expense	-	-	(1,299,361)	-	-	(1,299,361)
Expenses excluding depreciation and impairment	58,513,814	5,742,490	22,350,646	2,888,478	52,278,459	141,773,887
Depreciation of investment properties	31,497,751	3,170,444	-	7,813,747	34,094	42,516,036
Depreciation of property and equipment	795,320	912,808	3,983,310	789	(113)	5,692,114
Impairments charge /(reversal) of investment properties	-	-	-	-	(4,481,782)	(4,481,782)
Impairments reversal for property and equipment	-	-	(1,758,955)	-	-	(1,758,955)
Net income/(loss) for the year	87,091,269	12,489,453	5,256,586	38,583,587	(39,726,271)	103,694,624

20. LAST VALUATION DAY

The last valuation day for the purpose of preparation of this condensed interim financial information for the six-month period ended was 30 June 2026 (2025: 31 December 2025).

21. COMPARATIVE FIGURES

In prior period, Murabaha deposits with original maturities of three months or less amounting to ⃁ 17,931,170 were previously presented separately under investing activities in the condensed interim statement of cash flows have been restated and reclassified to cash and cash equivalents in the condensed interim statement of cash flows.

22. APPROVAL OF THE CONDENSED INTERIM FINANCIAL INFORMATION

This condensed interim financial information was approved and authorised for issue by the Fund Board on 06 August 2026 (G) corresponding to (23 Safar, 1448 H).