

FUND FACT SHEET



Q2 Statement | June 2026

WHO WE ARE

Taleem REIT Fund ("the Fund") is a Shariah compliant publicly traded closed-end real estate investment fund established in Saudi Arabia under the Real Estate Investment Funds Regulations (REIFR) issued by the Capital Market Authority. At inception, the Fund comprised of 51,000,000 units at a par value of ten (10) Saudi Riyals per unit. The objective of the Fund is to achieve periodic rental income by investing in income generating real estate assets and to distribute at least 90% of the annual net profit of the Fund annually.

WHAT IS OUR STRATEGY

The Fund has a diversified real estate portfolio of seven (7) freehold education and education-related assets, all of which generate periodic rental income. The Fund can invest its assets in real estate development projects, provided the assets are not idle lands. The Fund Manager acknowledges that the Fund's investments are free of any systemic irregularities or major engineering defects that may prevent or cause non-utilization or non-operation of the assets and affect the safety of the assets or cause any costly reforms and/or major changes.

KEY FINANCIAL FACTS AT 30 JUNE 2026

Price per Unit	NAV per Unit
SAR 10.76	SAR 14.99
Closing Price on TASI	Based on Last Valuation
Rental Income to Unit Price	Fund's Total Asset Value
3.27%	SAR 1,077,225,000
Quarterly	Based on Last Valuation
Borrowing to fund's total assets value	Borrowing fulfillment period
27.62%*	2.59 Years
Based on Last Valuation	Due Date January 2029
Fund Unit's Net Asset Value	Costs to Assets Ratio
SAR 764,602,791	2.67% p.a
Based on Last Valuation	Annualized - based on total assets value
Total Dividend Distributed	Total Units
SAR 9,180,000	51,000,000
Eligibility for cash dividends (26 Apr 2026)	For which dividends were distributed during the quarter
Dividend per Unit	Dividend Yield
SAR 0.18	6.69%
	Annualized (Based on the announcement made during Q2 2026)

* The borrowings were utilized to acquire Al Yasmeen, Al Malqa, Hittin, Al Eshraq and Al Ghad Schools. In addition, a portion was also used to finance the expansion of Al-Tarbiyah Al-Islamiyah Schools.

PROPERTY PORTFOLIO (Valuation reports are produced semi-annually in line with Real Estate Investment Funds Regulation)

Location	Name	Sector	Market Value (SAR)	Book Value (SAR)	As a Percentage of Total Assets	Tenure	Occupancy
Riyadh	Al Tarbiah Islamiah School	Education	382,992,000	320,679,756	29.77%	Freehold	100.00%
Riyadh	Al Rwad International School	Education	328,022,500	205,580,874	19.08%	Freehold	100.00%
Riyadh	Al Ghad National School	Education	95,641,500	86,047,922	7.99%	Freehold	100.00%
Riyadh	Al Khaleej Education and Training Co. - Al Malqa	Education	37,905,500	35,075,301	3.26%	Freehold	100.00%
Dammam	Al Khaleej Education and Training Co. - Aleshraq	Education	32,527,000	25,083,473	2.33%	Freehold	100.00%
Riyadh	Al Khaleej Education and Training Co. - Al Narijs	Education	40,263,000	35,689,756	3.31%	Freehold	100.00%
Riyadh	Al Khaleej Education and Training Co. - Hittien	Education	57,069,500	53,756,793	4.99%	Freehold	100.00%

Dividends Distributed

Period	Eligibility Date	Total Distributed Dividends (SAR)	Number of Units	SAR/ Unit	Percentage of Distribution from Net Asset Value
Q1 2026	26-Apr-2026	9,180,000	51,000,000	0.18	1.21%
Q4 2025	09-Feb-2026	8,670,000	51,000,000	0.17	1.06%
Q3 2025	04-Nov-2025	8,670,000	51,000,000	0.17	1.06%
Q2 2025	31-Jul-2025	8,160,000	51,000,000	0.16	1.48%
Q1 2025	08-May-2025	8,160,000	51,000,000	0.16	1.48%
Q4 2024	26-Jan-2025	8,160,000	51,000,000	0.16	1.48%
Q3 2024	03-Nov-2024	8,160,000	51,000,000	0.16	1.49%
Q2 2024	12-Aug-2024	8,160,000	51,000,000	0.16	1.49%
Q1 2024	09-May-2024	8,160,000	51,000,000	0.16	1.48%
Q4 2023	18-Jan-2024	8,160,000	51,000,000	0.16	1.48%
Q3 2023	08-Nov-2023	8,160,000	51,000,000	0.16	1.50%
Q2 2023	25-Jul-2023	8,160,000	51,000,000	0.16	1.49%
Q1 2023	07-May-2023	8,160,000	51,000,000	0.16	1.50%
Q4 2022	29-Jan-2023	9,180,000	51,000,000	0.18	1.68%

Any fundamental or non-fundamental changes that affects the Fund's function during quarter

BSF Capital announces an update of the terms and conditions of (Taleem REIT) as of (08/11/1447H) corresponding to (25/04/2026 G.)". A summary of the main updated items are as follows: (Auditor, change of custodian's official name. update of financial disclosure. update of management fees. update of assets. change of auditor)

Any business plan for the projects approved by the developer

There are no ongoing development projects.

Saudi Fransi Capital, a Closed Joint Stock Company owned by Banque Saudi Fransi (C.R. 1010231217), is licensed by Capital Market Authority for carrying out securities business under license 11153-37. A copy of the Fund's terms and conditions are available on Saudi Fransi Capital website: www.bsfcapital.sa Head Office : 8092 King Fahad Road - Riyadh 12313-3735 Kingdom of Saudi Arabia - Tel: 800 124 3232 Email: complaints@bsfcapital.sa

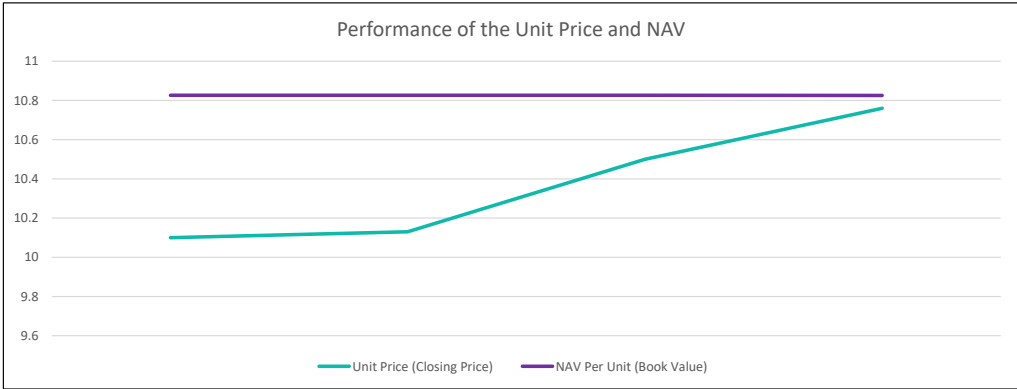
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Total Expenses (Year to Date)

Description	SAR	As a percentage of Total Assets (p.a)	Cap Limit (annual)
Management fee	1,896,781	0.35%	0.75% p.a on net assets of the fund
Audit Fee	32,233	0.01%	SAR 68,250
Regulatory Fee	3,718	0.00%	SAR 7,500
Listing Fees	74,804	0.01%	0.03% of the market value of the Fund (subject to a minimum of SAR 50,000 and a maximum of SAR 300,000) annually
Custody Fee	137,126	0.03%	0.0375% per annum of the Fund's assets value and 0.03% on all future assets
Fee of the Fund's board members	19,835	0.00%	Maximum SAR 40,000 p.a.
Annual fee (Tadawul)	198,356	0.04%	SAR 400,000
Finance Cost	9,610,606	1.78%	NA
Other Expenses	177,196	0.03%	Maximum 1% (1 per cent) of the gross value of the Fund's assets annually
Depreciation and Amortization	2,249,922	0.42%	NA
TOTAL EXPENSES	14,400,577	2.67%	

Performance of Unit Price and NAV

Particulars	Mar 2026	Apr 2026	May 2026	End of Quarter (Jun 2026)
Unit Price (Closing Price)	10.10	10.13	10.50	10.76
NAV Per Unit (Book Value)	10.83	10.83	10.83	10.83



Disclaimer

The disclosed information is unaudited and might differ with the audited financial statements.

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