

MEFIC Quarterly Report – Q2 2026

MEFIC REIT: is a Shariah-compliant Real Estate Investment Traded Fund (REIT) that has the primary investment objective of providing its investors with periodic income by investing in income-generating assets in Saudi Arabia and GCC.

Statistics of Properties Portfolio

Number of properties	5
Total area of the building surfaces	127,225
Total land area	141,424
Occupancy Rate	66%

REIT information

Number of Units	73,276,800
Fund Manager	Middle East Financial Investment Company (MEFIC Capital)
Dividend Policy	Semi-annual
REIT code	4346
Bloomberg Code	meficabequity

Statistics of REIT as of 30 June 2026 (Unaudited)

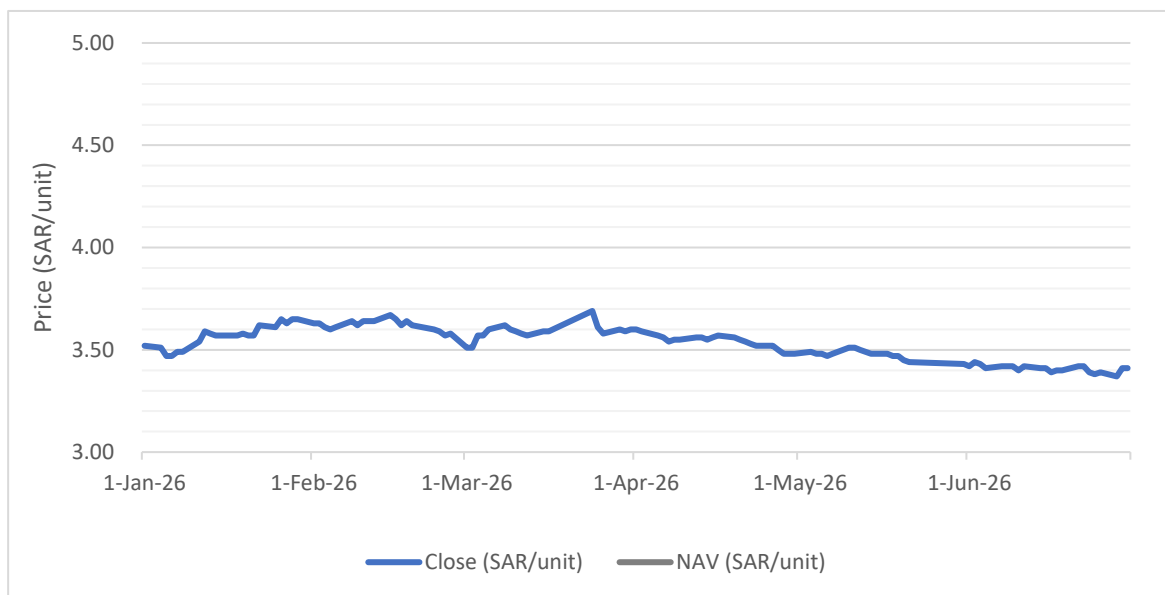
Properties Value (book value)	777,647,771
Properties Value (Avg fair value) *	828,051,305
Other investments**	63,852,000
Net Asset Value (NAV)	512,603,480
NAV per unit (unit price at the end of the quarter)	6.9954
Market Cap	249,873,888
Market Cap per unit (30 June 2026)	3.41

*As per the latest published valuation reports.

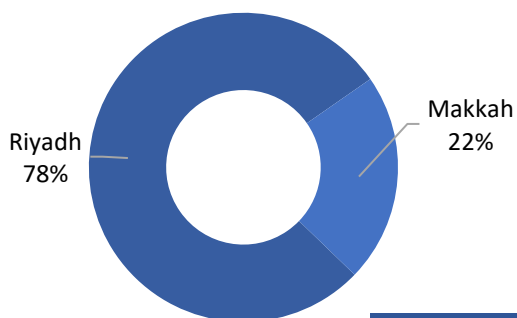
**Investment in preferred shares.

MEFIC Quarterly Report – Q2 2026

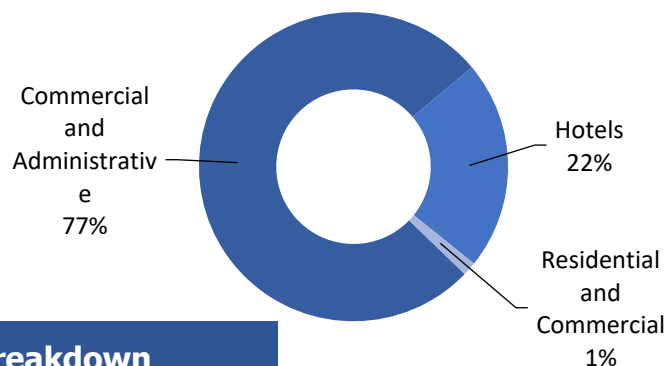
MEFIC REIT Unit performance (SAR/Unit)



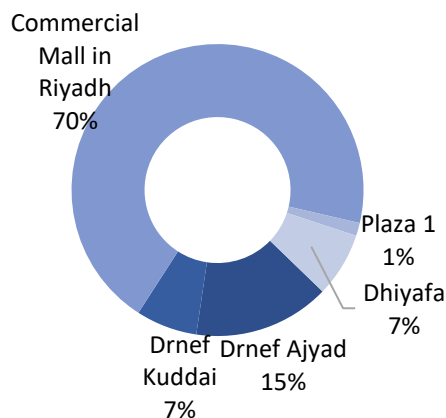
Geographic location breakdown



Sector breakdown



Property breakdown



MEFIC Quarterly Report – Q2 2026

Property Occupancy Rates on 30 June 2026 (Unaudited)	% to total value of asset (book value)	Occupancy Rate
Souq Sharq (Commercial Mall in Riyadh)	69.5%	88%
Plaza 1	1.4%	54%
Dhiyafa	7.2%	58%
Ajyad Hotel	15.1%	57%
Kuddai Hotel	6.8%	0%
Total	100%	66%

Dividend Payment during Q2 2026

Total Dividend (SAR)	0
The number of units to which distribution is made to	73,276,800
Dividend value per unit	0
Dividend ratio of the fund's net asset value	0.00%
Eligibility for cash dividends	NA

Previous Dividends	Dividend per unit (SAR/unit)	Dividend Date	Dividend due Date	Financial period for which the Dividends due
First Dividend	0.3762	30-Jun-19	29-Jul-19	Since fund inception till 30 June 2019
Second Dividend	0.25	31-Mar-20	9-Apr-20	H2 2019
Third Dividend	0.15	31-Mar-21	19-Apr-21	H2 2020
Fourth Dividend	0.05	30 Sep 21	18-Oct-21	H1 2021
Fifth Dividend	0.10	31 Mar 22	18-Apr-22	H2 2021
Sixth Dividend	0.05	30 Sep 22	17-Oct-22	H1 2022
Seventh Dividend	0.08	05-Feb-24	13-Feb-24	2023

MEFIC Quarterly Report – Q2 2026

REIT KPIs during Q2 2026 (Unaudited)

Net Income (loss) (SAR)*	(3,165,992)
Net Income (loss) per unit EPS (SAR/unit)	(0.04)
Dividende per unit DPS (SAR/unit)	-
Operating income to market cap	8.40%
Dividend yield (annualized) %	-
Expenses/cost to Operating income **	34.31%
Expenses/cost to total assets **	0.78%
Debt to Asset ***	33.76%
Loan exposure period	5 Years
Loan due date	1/8/2031
Fund total asset	922,124,584

* period from January until June 2026

** Operating expenses and fund expenses

*** Credit Facilities

Expenses and Fees charged to the fund as of 30 June 2026 (Unaudited)	Amount	Percentage to Total Assets	Maximum Expense (SAR)
Fund Management Fees (SAR)	893,138	0.097%	NA (% of NAV)
Custody Fee (SAR)	75,000	0.008%	NA (% of NAV)
Audit Fee (SAR)	39,238	0.004%	55,000
Other fund expenses	2,203,074	0.239%	NA (% of NAV)
Total	3,210,450	0.348%	

Material and immaterial Changes and Fund Updates

- ❑ Supplementary Announcement by MEFIC REIT Fund regarding the announcement of the availability of the Annual Report of MEFIC REIT Fund, including the audited annual financial statements for the fiscal year ended 31 December 2025, to the public (including the financial statements in English with the Annual Report).
Announcement Date: 5 April 2026
- ❑ Announcement by Middle East Financial Investment Company (MEFIC Capital) regarding the availability of the Quarterly Statement of MEFIC REIT Fund for the period ended 31 March 2026.
Announcement Date: 14 April 2026
- ❑ Supplementary Announcement by MEFIC REIT Fund regarding the occurrence of a specific event related to MEFIC REIT Fund.
Announcement Date: 21 June 2026
- ❑ Supplementary Announcement by Middle East Financial Investment Company (MEFIC Capital) regarding the occurrence of a specific event related to MEFIC REIT Fund.
Announcement Date: 25 June 2026
- ❑ Middle East Financial Investment Company (MEFIC Capital) Announces the Occurrence of Specific Event to MEFIC REIT Fund. Announcement Date: 28 June 2026