QUARTERLY STATEMENT FOR Q2 – 2026

صندوق الواحة ريت

Alwaha Reit Fund

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FUND OBJECTIVES

Alwaha REIT Fund is a closed-ended real estate investment fund traded in the parallel market (NOMU) compliant with Sharia standards. The Fund aims to invest in structurally developed real estate properties, capable of achieving periodic and rental income, and to distribute a percentage not less than 90% of the annual net profits of the Fund.

Key Fund Information (*)

Listing date	30-Nov-2022
Fund Duration	99 Years
Risk Level	High risk
Dividend distribution Policy	Semi - annual
Valuation frequency	Minimum once every six months
Fund size	197,909,540 SAR
Number of units	19,790,954 Units
Fund Manager's investment in the fund	689,979 Units - (3.49%)

Third quarter data as of June 30, 2026 (*)

Total Fund Asset Value (Fair Value of Real Estate Investments)	SAR 261,585,675
Net Asset Value of Fund Units (Book Value)	SAR 206,653,489
Net Asset Value of Fund Units (Fair Value of Real Estate Investments)	SAR 255,302,962
Ratio of Rental Income to Unit Price	2.61%
Ratio of Borrowing to the Fund's Total Asset Value, Exposure Duration, and Maturity Date	NA
Ratio of Fund Costs to the Fund's Total Asset Value	0.39%
Ratio of Total Expenses and Fees to the Fund's Total Assets	1.20%

(*) All data and figures in the report were calculated based on fair value and are unaudited.

Name of real estate properties in fund's portfolio / percentage of each property/ Occupancy of each property to the fund's total asset value

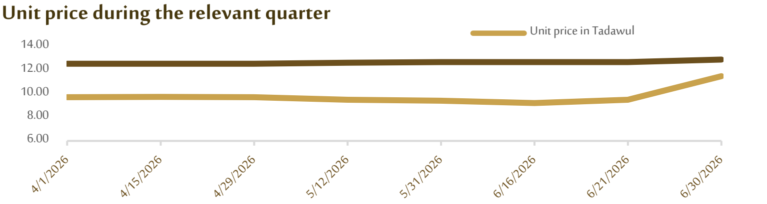
Property	Property value percentage of total asset	Occupancy rate as in the relevant quarter*
Shahid offices and showrooms	30%	90.35%
Olaya station	7%	100%
Alhaeer showrooms	8%	100%
Alnakheel residential building	4%	100%
Aljawharah residential building	18%	100%
Alaziziyah warehouse block 9	7%	96.84%
Alaziziyah warehouse block 10	7%	96.94%
Alaziziyah warehouse block 13	4%	100%
Almasanie warehouse Block 197	1%	100%
Almasanie warehouse Block 202	1%	100%
Almasanie warehouse Block 207	2%	100%
Almasanie warehouse Block 209	1%	100%
Almasanie showrooms 192	4%	100%

* Vacancies are currently being rented.

Unit price performance and net asset value per unit

	Q3 2025	Q4 2025	Q1 2026	Q2 2026
Unit trading price	9.40	9.72	9.90	11.49
Net asset value per unit (book value)	10.26	10.46	10.29	10.44
Net asset value per unit (fair value)	12.52	12.68	12.55	12.90

Unit price during the relevant quarter



Fund's total expenses and fees during the period

Expense / Fee	Amount (SAR)	Percentage of total fund assets	Maximum limit
Management fees	626,151	0.24%	1% of total asset after deducting expenses
Custodian fees	33,000	0.01%	(maximum 0.05% per year of total asset and minimum 11,000 SAR per month)
Audit Fees	9,375	0.00%	37,500 SAR per year
Audit Fees for SPV	2,500	0.00%	10,000 SAR per year
Zakat and tax Advisory fees	14,250	0.01%	Zakat: 25,000 SAR per year VAT report 3,000 SAR quarterly Advisory fees 5,000 SAR per year
Regulatory Fees	1,875	0.00%	7,500 SAR
Board fees	10,000	0.00%	To be paid directly after the meeting and with a maximum of 30,000 SAR per year for each member
Registration Fees in the Saudi Stock Exchange	18,750	0.01%	220,000 SAR per year
Depreciation	726,582	0.28%	-
Property management fees	219,533	0.08%	800,000 for Shahad and Al Nakheel buildings. 2.5% from collected net rental proceeds for Al hayer showrooms and offices.
Annual Fees for Listing in Saudi Stock Exchange	14,745	0.01%	0.03% from the fund's market value with a maximum of 300,000 SAR
Properties maintenance fees	422,008	0.16%	As per properties requirements
Real Estate Valuation Expenses	77,500	0.03%	To be negotiated as per the market prices with a maximum of 0.25% from total assets
Other fees	383,150	0.15%	(maximum 0.5% of total asset)
Reversal/ (charge) of impairment on investment properties	(129,097)	-0.05%	-
Provision for expected credit losses	714,349	%0.27	-
Total Expenses and fees of the period	3,144,670	1.20%	-

Any Fundamental and Non-Fundamental Changes affect the fund performance

1	Al Wasatah Al Maliah (Wasatah Capital) Announces the Occurrence of Specific Event to Alwaha REIT Fund
2	Announcement by AL Wasatah Al Maliah (Wasatah Capital) the availability of the Quarterly statement of Alwaha REIT Fund for the period ending on 2026-03-31
3	AL Wasatah Al Maliah (Wasatah Capital) announces an addendum announcement regarding a material development of AlWaha REIT fund

Dividends Distribution

Period	Eligibility date	Total distributed dividends (SAR)	Number of units	Dividends distributed per unit	Percentage of distribution from Net Assets value
H1 2023	18/07/2023	6,450,000	15,000,000	0.43	3.72%
H2 2023	20/02/2024	6,000,000	15,000,000	0.40	3.47%
H1 2024	14/08/2024	5,250,000	15,000,000	0.35	2.88%
H2 2024	24/02/2025	5,250,000	15,000,000	0.35	2.74%
H1 2025	21/08/2025	6,926,834	19,790,954	0.35	3.41%
H2 2025	09/02/2026	6,926,834	19,790,954	0.35	2.76%

Wasatah Capital Company

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