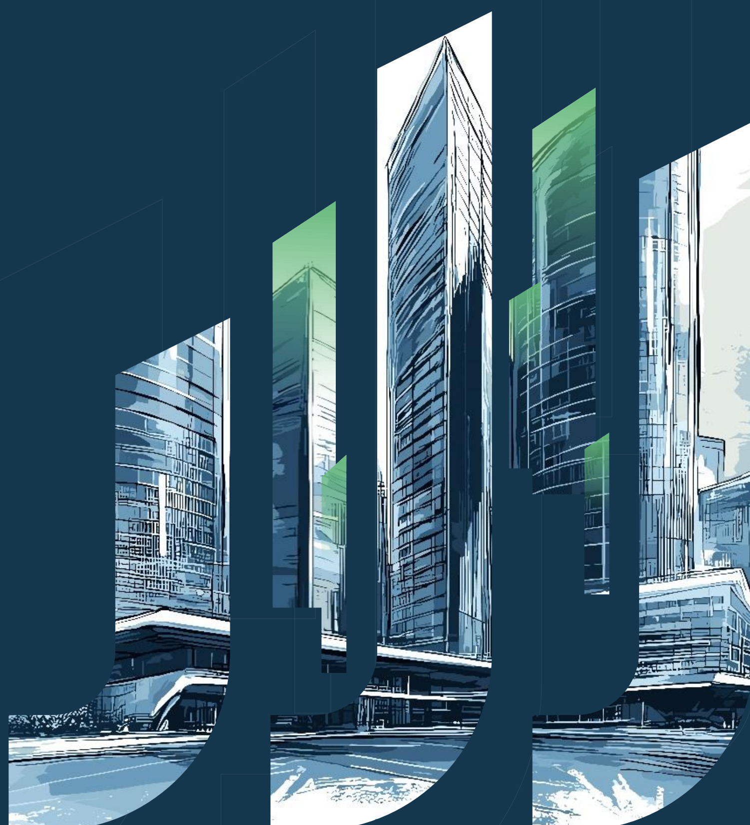
العزيزية ريت
Al Aziziah REIT



Second Quarter Report

2026

SECOND QUARTER 2026 STATEMENT

FUND OBJECTIVE

The fund's main objective is to provide current income to investors by investing in income-generating real estate assets of no less than 75% of the fund's total assets according to the latest audited financial statements.

Any Fundamental and Non-Fundamental Changes affect the fund performance	
1.	Announcement by AL Wasatah Al Maliah (Wasatah Capital) the availability of the Quarterly statement of AL AZIZIAH REIT Fund for the period ending on 31-03-2026

Fund basic information	
Fund Size	572,400,000 Saudi Riyals
Number of Fund Units	57,240,000 units
Nominal Value of the Unit	10 Saudi Riyals
Listing Date	January 18, 2018G
Risk Level	High
Fund Duration	99 Years
Number of Times Evaluated	At least once every six months
Management Fees	1% annually of net asset value
Dividend distribution	Quarterly
Other Fees and Expenses	Up to a maximum of 1% per annum (of net asset value)
Fund Manager's Investment in the Fund	4,669,453 units – (8.16%)

First Quarter Data As of 30 June 2026	
Total Asset value of the fund units (book value)	382,382,211 Saudi Riyals
Net asset value of the fund units (book value)	223,586,910 Saudi Riyals
Net asset value of the fund units (fair value of real estate investment)	288,215,344 Saudi Riyals
Fund expense ratio to total assets	0.29%
Total expenses & fees ratio to total assets	5.25%
Rental income yield per unit price	2.18%
Financing as a percentage of total assets	39.20%

*All data and figures are based on book value And are unaudited

*The financing term is 5.6 years, starting from March 2021G.
*Funding: 149,891,640 Saudi Riyals.

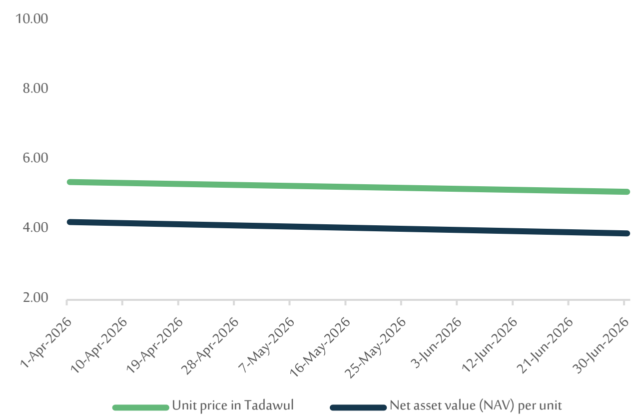
*Exposure period: 0.20 years.
*Due date: September 9, 2026G.

Fund expenses for the Second quarter of 2026G	Riyals	% of the fund's total assets	Maximum expenses
Management Fees	596,478	0.16%	1% of net asset value annually
Administrative Manager Fees	-	0.00%	0.05% of net asset value annually
Custodian Fees	38,750	0.01%	155,000 Saudi Riyals annually
Independent Members of the Board of Directors of the Fund	5,000	0.00%	20,000 Saudi Riyals annually
Auditor Fees	13,063	0.00%	52,250 Saudi Riyals annually
Fund Asset Valuation Fees	14,656	0.00%	75,776 Saudi Riyals annually
Annual Fees for Listing in Saudi Stock Exchange	19,393	0.01%	0.03% of the fund market value maximum 300,000 "Annually".
Registration fees in the Saudi Stock Exchange	100,000	0.03%	-
Regulatory Fees	1,875	0.00%	7,500 Saudi Riyals annually
Depreciation Expenses	2,426,590	0.63%	-
Financing Expenses	2,552,746	0.67%	-
Property Management Fees	304,400	0.08%	-
Property Maintenance Expenses	71,713	0.02%	-
Reversal/ (provision) for Expected Credit Losses	(57,500)	-0.02%	-
Other expenses	115,816	0.03%	0.5% of net asset value annually
* Loss of Impairment on investment properties	13,860,590	3.62%	-
Total	20,063,570	5.25%	-

The data is for the period starting from April 1, 2026G and ending on June 30, 2026G.
The figures in the report are not audited.
* The increase in expenses is due to the recognition of an impairment provision for investment properties.

Real estate portfolio		
Property Name	% of Total Assets	Occupancy Rate
Eskan Tower 4	26%	100%
Eskan Tower 5	17%	100%
Eskan Tower 6	18%	100%
I-Offices	35%	100%

Unit price performance			
Date	Unit trading price	Net asset value per unit (book value)	Net asset value per unit (fair value)
30-09-2025G	4.16	4.24	5.47
31-12-2025G	4.04	4.23	5.30
31-03-2026G	5.38	4.23	5.34
30-06-2026G	5.10	3.91	5.04



Statement of distributed profits					
Distribution Period	Eligibility Date	Total Distribution (SAR)	Outstanding Units	Distribution per Unit	Distribution Rate to NAV
H1 2018	01/07/2018	14,882,400	57,240,000	0.26	2.55%
H2 2018	07/01/2019	14,882,400	57,240,000	0.26	2.56%
H1 2019	09/07/2019	14,882,400	57,240,000	0.26	2.57%
H2 2019	21/01/2020	14,882,400	57,240,000	0.26	2.58%
H1 2020	21/07/2020	5,724,000	57,240,000	0.10	1.01%
Year 2021	04/01/2022	8,586,000	57,240,000	0.15	1.73%
Q1 2026	07/04/2026	5,151,600	57,240,000	0.09	2.13%

AL WASATAH AL MALIAH (WASATAH CAPITAL)

A closed joint-stock company licensed by the Capital Market Authority in the Kingdom of Saudi Arabia, license number (08125-37), Commercial Registration No. 7001506356 | Short Address: RHGA7459, Riyadh, Kingdom of Saudi Arabia, Olaya Street, Al Muruj District | Sub-No. 2207, Postal Code 12283, Tel: +966 (11) 494 4067 / Fax: +966 (11) 494 4205 | Website: www.wasatah.com.sa