

# Alinma Hospitality REIT Fund

Approved by The Fund Sharia Board

الإيمان للاستثمار  
alinma investment  
شركة مسجلة  
مصرحة من هيئة السوق المالية برقم 09134-37

## 4th Quarter 2024

### Objective of the Fund

The Fund aims to generate sustainable and growing cash dividend for the unitholders. Expanding the Fund assets through direct investments in real estate sector in income-generating assets. The Fund intends to emphasize on hospitality and tourism accommodation in its investments, however, the Fund may invest partially in real estate development projects, provided that the Fund's asset invested in income-generating asset are not less than (75%).

### Fund Information

|   |  |
|---|--|
| Fund Size   | 1,020,021,000  |
| Initial Offering  | 511,401,000  |
| In-kind Investment  | 508,620,000  |
| Initial Unit Price  | 10   |
| Unit price as of 31/12/2024G  | 8.4  |
| Number of Units   | 102,002,100  |
| Listing Date  | 30/01/2023   |
| Number of Assets  | 5  |
| Risk Level  | High   |
| Fund Tenor  | 99 Years   |
| Management Fees   | 9% of net operation income maximum 0.80% of total assets |
| Borrowing percentage of the fund's total assets value, exposure period, and maturity date | N/A  |
| Fund Manger investments in the fund   | 10,000,000 Unit (9.8% of total Fund units)               |
| Dividend Policy   | Minimum 90% of net income                                |
| Dividend Distribution Frequency   | At least twice a year                                    |
| Valuation Frequency   | Twice a year   |

### Dividend Distribution

|   |   |
|---|---|
| Total Distributed Profits During Q4 2024:   | - |
| Distributed Profit Value Per Unit during Q4 2024:                                 | - |
| Number of Units:  | - |
| Distribution percentage of the net asset value:                                   | - |
| The eligibility of the cash dividends distributed during the 4th Quarter of 2024: | - |

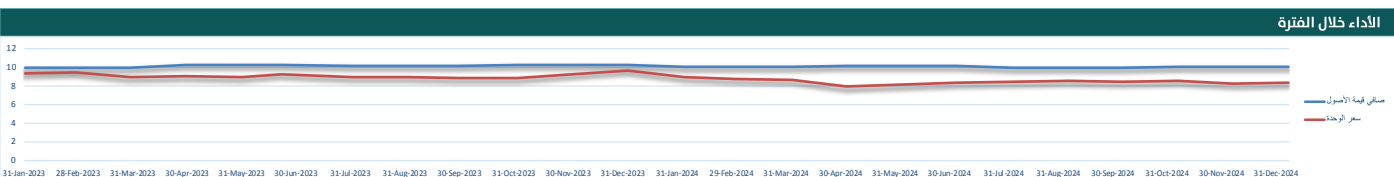
### Detailed Dividend Distribution to the Corresponding Quarter of the Previous Year

| Dividend Distribution Details            | Total Distributed Dividend | Total Units | SAR/Unit |
|--|----------------------------|-------------|----------|
| Paid in Q3 2023 - For the period H1 2023 | 32,640,672 SAR             | 102,002,100 | 0.32 SAR |
| Paid in Q1 2024 - For the period H2 2023 | 32,640,672 SAR             | 102,002,100 | 0.32 SAR |
| Paid in Q3 2024 - For the period H1 2024 | 32,640,672 SAR             | 102,002,100 | 0.32 SAR |

### Fund Update

-Announcement by Alinma Investment Company the availability of the Quarterly statement of Alinma Hospitality REIT Fund for the period ending on 30/09/2024G.

### DIVIDENDS



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### Table illustrating the total expenses, fees and charges

| Description                         | Value     | % Of Assets Value | Maximum Limits                                   |
|-------------------------------------|-----------|-------------------|--|
| Board Member Compensation           | 10,000    | 0.0010%           | 20,000 SAR for each independent board member     |
| Fund Management Fee                 | 1,660,916 | 0.1588%           | 0.80% of total assets                            |
| Costudy Fee                         | 25,000    | 0.0024%           | 300,000 SAR Annually                             |
| Auditor Fee                         | 13,750    | 0.0013%           | 100,000 SAR Annually                             |
| Finance Expenses                    | 0         | 0.0000%           | paid in according to the prevailing market price |
| CMA & Tadawul Fee                   | 163,229   | 0.0156%           | 712,500 SAR                                      |
| Property Manager Fee                | 0         | 0.0000%           | paid in according to the prevailing market price |
| Valuation Fee                       | 38,500    | 0.0037%           | 300,000 SAR Annually                             |
| Fund's Administrative Expenses      | 37,500    | 0.0036%           | 150,000 SAR Annually                             |
| Operation Expenses (Property Level) | 0         | 0.0000%           | paid in according to the prevailing market price |
| Other Fees                          | 13,516    | 0.0013%           | up to 0.15% of total assets value                |
| Total Fees Before Depreciation      | 1,962,411 | 0.1877%           |  |
| Depreciation                        | 4,922,539 | 0.4707%           |  |
| Total Expenses                      | 6,884,949 | 0.6584%           |  |

### Fund's Asset Distribution

| Assets                      | Assets Value as of 30/06/2024 | percentage of total assets value | Occupancy | Ownership |
|-----------------------------|-------------------------------|----------------------------------|-----------|-----------|
| Vittori Palace - Riyadh     | 455,424,000.00                | 43.51%                           | 100%      | Owned     |
| Rafal Ascott - Riyadh       | 266,795,000.00                | 25.49%                           | 100%      | Owned     |
| Comfort Inn Suites - Jeddah | 90,109,000.00                 | 8.61%                            | 100%      | Owned     |
| Comfort Inn Olaya - Riyadh  | 69,767,000.00                 | 6.66%                            | 100%      | Owned     |
| Clarion Jeddah Airport      | 164,729,500.00                | 15.74%                           | 100%      | Owned     |
| <b>Total</b>                | <b>1,046,824,500.00</b>       | <b>100.00%</b>                   |           |           |

### Financial OverView

|  |               |
|--|---------------|
| Rental Income During the Period  | 18,756,113    |
| Net Revenue for the Period (Excluding Depreciation & Provisions)         | 16,793,702    |
| Net Revenue for the Period (Including Depreciation Excluding Provisions) | 11,871,163    |
| Total Assets Value (as of 31/12/2024G unreviewed)                        | 1,045,758,382 |
| Net Assets Value (as of 31/12/2024G unreviewed)                          | 1,031,592,648 |
| Number of Unit   | 102,002,100   |
| Net Revenue / Unit Market Value as of 31/12/2024G                        | 2.19%         |
| NAV per Unit (Book Value)  | 10.11         |
| Percentage of Fund Costs Over Total Assets Value                         | 0.66%         |

\*Figures As of 31 Dec 2024, and unreviewd

\*Cost percentage to the total value of the fund's assets does not include the increase/decrease in the value of the assets

\*Distribution of Previous Sale to the Corresponding Quarter of the Previous Year (not applicable)\*