

# Alinma Hospitality REIT Fund

Approved by The Fund Sharia Board

الإنماء المالية  
alinma capital



## 1st Quarter 2025

### 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 assets invested in income-generating assets 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 31/03/2025G	8.19
Number of Units	102,002,100
Listing Date	30/01/2023
Number of Assets	5
Risk level	High
Fund Tenor	99 Years
Management fee	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
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:	32,640,672 SAR
Distributed Profit Value:	0.32 SAR
Number of Units:	102,002,100
Distribution percentage of the net asset value	3.14%
The eligibility of the cash dividends will be distributed during the 1st quarter of 2025	Cash distribution entitlements to unitholders shall be based on the unitholder register on the end of Thursday, 09/07/1446H, corresponding to 09/01/2025G (end of trading day on Tuesday, 07/01/2025G).

### 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

\*Figures As of 31 March 2025G, and unreviewed  
\*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)

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

Description	Value	% Of Assets Value	Maximum Limits
Board Member Compensation	10,000	0.001%	20,000 SAR for each independent board member
Fund Management Fee	1,594,796	0.157%	0.80% of total assets
Costudy fee	25,000	0.002%	300,000 SAR Annually
Auditor Fee	13,750	0.001%	100,000 SAR Annually
Finance Expenses	0	0.000%	paid in according to the prevailing market price
CMA & tadawul Fee	166,532	0.016%	712,500 SAR
Property Manager Fee	0	0.000%	paid in according to the prevailing market price
Valuation Fee	38,500	0.004%	300,000 SAR Annually
Fund's administrative expenses	37,500	0.004%	150,000 SAR Annually
Operation Expenses (Property level)	0	0.000%	paid in according to the prevailing market price
Other Fee	133,258	0.013%	up to 0.15% of total assets value
Total fees before Depreciation	2,019,336	0.199%	
Depreciation	4,922,539	0.484%	
<b>Total Expenses</b>	<b>6,941,875</b>	<b>0.683%</b>	

\*Fund Manger investments in the fund 10,000,000 Unit (9.8% of total Fund units)

### Fund's Asset Distribution

Assets	Assets Value As of 31/12/2024	percentage of total assets value	Occupancy	Ownership
Vittori Palace - Riyadh	459,397,000.00	43.2%	100%	Owned
Rafal Ascott - Riyadh	269,011,500.00	25.3%	100%	Owned
Comfort Inn Suites - Jeddah	94,503,500.00	8.9%	100%	Owned
Comfort Inn Olaya - Riyadh	74,214,400.00	7.0%	100%	Owned
Clarion Jeddah Airport	165,246,000.00	15.6%	100%	Owned
<b>Total</b>	<b>1,062,372,400.00</b>	<b>100%</b>		

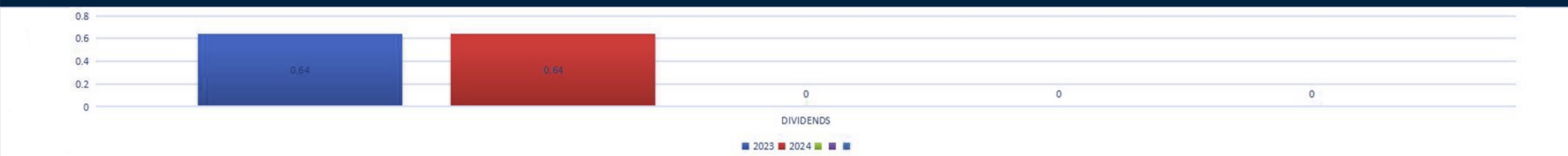
### Financial OverView

Rental Income During the Period	18,144,500
Net Revenue for the Period (Excluding Depreciation & Provisions)	16,125,164
Net Revenue for the Period (Including Depreciation Excluding Provisions)	11,202,626
Total Assets Value (as of 31/03/2025G unreviewed)	1,016,829,527
Net Assets Value (as of 31/03/2025G unreviewed)	1,010,562,486
Number of Unit	102,002,100
Net Revenue / Unit Market Value as of 31/03/2025G	2.17%
NAV per Unit (Book Value)	9.91
Percentage of Fund Costs Over Total Assets Value	0.68%

### Fund Update

- Announcement by Alinma Capital Company Regarding the distribution of fund's dividends to the Unitholders of the Alinma Hospitality REIT Fund.
- Announcement by Alinma Capital Company the availability of the Quarterly statement of Alinma Hospitality REIT Fund for the period ending on 2024-12-31
- Announcement by Alinma Capital that Alinma Hospitality REIT Fund's annual reports, including the annual audited financial statements, for the period ended on 31/12/2024 are available to the public.
- Announcement by Alinma Capital Company for the availability of the semiannual reports of the assets of Alinma Hospitality REIT Fund for the period ending on 31/12/2024G

### DIVIDENDS



### Fund Performance since beginning



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