

Alinma Hospitality REIT Fund

Approved by The Fund Sharia Board

الإنماء المالية
alinma capital



2nd 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 asset invested in income-generating asset are not less than (75%).

Fund Information

Fund Size	1,020,021,000.00
Initial Offering	\$11,401,000.00
In-kind Investment	508,620,000.00
Initial Unit Price	10
Unit price as of 30/06/2025G	8.35
Number of Units	102,002,100.00
Listing Date	2023/01/30
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 Q2 2025:	-
Distributed Profit Value Per Unit during Q2 2025:	-
Number of Units	-
Distribution percentage of the net asset value	-
The eligibility of the cash dividends distributed during the 2nd Quarter of 2025:	-

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
Paid in Q1 2025 - For the period H2 2024	32,640,672 SAR	102,002,100	0.32 SAR

*Figures As of 30 June 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	1,642,845	0.158%	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 Fees	7,130	0.001%	up to 0.15% of total assets value
Total Fees Before Depreciation	1,941,257	0.187%	
Depreciation	4,922,539	0.473%	
Total Expenses	6,863,796	0.660%	

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	43.2%	100%	Owned
Rafal Ascott - Riyadh	269,011,500	25.3%	100%	Owned
Comfort Inn Suites - Jeddah	94,503,500	8.9%	100%	Owned
Comfort Inn Olaya -Riyadh	74,214,400	7.0%	100%	Owned
Clarion Jeddah Airport	165,246,000	15.6%	100%	Owned
Total	1,062,372,400	100%		

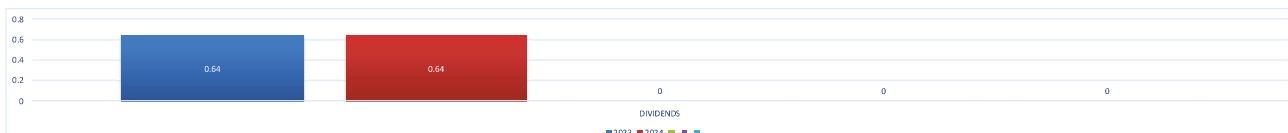
Financial Overview

Rental Income During the Period	18,552,242
Net Revenue for the Period (Excluding Depreciation & Provisions)	16,610,985
Net Revenue for the Period (Including Depreciation Excluding Provisions)	11,688,446
Total Assets Value (as of 30/06/2025G unreviewed)	1,040,712,450
Net Assets Value (as of 30/06/2025G unreviewed)	1,022,936,664
Number of Unit	102,002,100.00
Net Revenue / Unit Market Value as of 30/06/2025G	2.18%
NAV per Unit (Book Value)	10.03
Percentage of Fund Costs Over Total Assets Value	0.66%

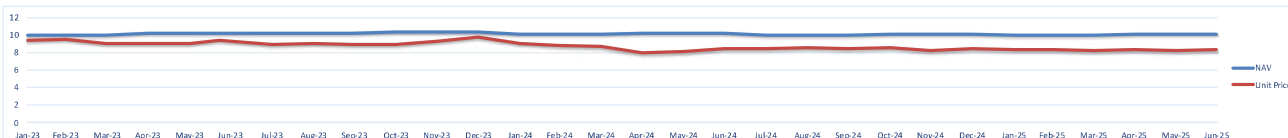
Fund Update

- Announcement by Alinma Capital Company the availability of the Quarterly statement of Alinma Hospitality REIT Fund for the period ending on 31-03-2025

Dividends



Fund Performance Since Inception



Disclaimer

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