

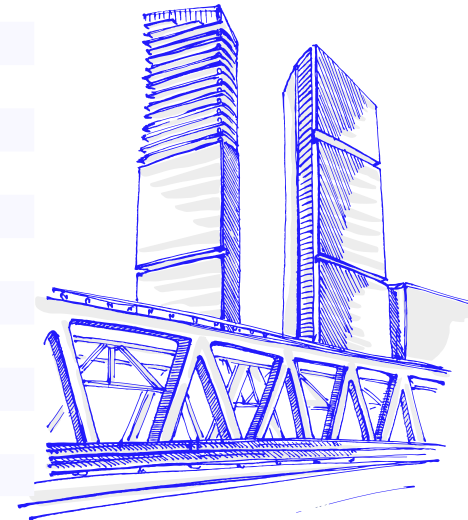
Al Rajhi REIT Fund Statement - Q1 2024

Fund Objective

The principal investment objective of the Fund is to invest in income-generating real estate assets to earn regular rental income and distribute at least 90% of Fund's net income in cash to investors quarterly. The cash distributed excludes any capital gains arising from the sale of the assets.

Fund Level Data

No of Properties	21
Listing Date	20th March 2018
No. of Units (at SAR 10 par value)	275,607,498
Management Fee	0.8% of total assets less expenses
Custodian Fee	SAR 185,000 per annum
Auditor Fee	SAR 55,000 per annum
Auditor	Ibrahim Ahmed Al Bassam & Co (PKF) Certified Public Accountants
Custodian	KASB Capital
Dividend Policy	To distribute at least 90% of net profit
Dividend Distribution	Quarterly
Valuation Frequency	Semi-annual
Fund Manager Investment on the Fund	26,695,511 unit



Dividend Distribution Details

Eligibility (As per Report Date)

Total Distributed Dividend (SAR)

Total Units

SAR/Unit

Dividend Distribution Details	Eligibility (As per Report Date)	Total Distributed Dividend (SAR)	Total Units	SAR/Unit
Paid in H2 2018 - For period 20 Mar - 30 Jun'18	18/07/2018	21,242,149	122,200,609	0.174
Paid in H1 2019 - For period 1 Jul - 31 Dec'18	13/02/2019	37,947,139	122,200,609	0.311
Paid in H2 2019 - For period 1 Jan - 30 June'19	31/07/2019	39,104,195	122,200,609	0.32
Paid in H1 2020 - For period 1 Jul - 31 Dec'19	11/02/2020	33,989,940	161,856,857	0.21
Paid in H2 2020 - For period 1 Jan-30 June'20	11/08/2020	45,319,920	161,856,857	0.28
Paid in H1 2021 - For period 1 Jul - 31 Dec'20	09/02/2021	45,319,920	161,856,857	0.28
Paid in H2 2021 - For period 1 Jan-30 June'21	10/08/2021	45,319,920	161,856,857	0.28
Paid in H1 2022 - For period 1 Jul - 31 Dec'21	08/02/2022	45,319,920	161,856,857	0.28
Paid in H2 2022 - For period 1 Jan - 30 June'22	09/08/2022	53,412,763	161,856,857	0.33
Paid in H1 2023 - For period 1 Jul - 31 Dec'22	14/02/2023	53,412,763	161,856,857	0.33
Paid in Q2 2023 - For period 1 Jan - 31 March'23	15/05/2023	24,278,529	161,856,857	0.15
Paid in Q3 2023 - For period 1 April - 30 June'23	09/07/2023	19,422,823	161,856,857	0.12
Paid in Q4 2023 - For period 1 July - 30 Sep'23	11/20/2023	35,828,975	275,607,498	0.13
Paid in Q1 2024 - For period 1 Oct - 31 Dec'23	02/19/2024	38,585,050	275,607,498	0.14

Al Rajhi REIT Fund Statement - Q1 2024

Performance of the Unit Price & NAV

	For Relevant Quarter	YTD	1 Year	3 Year	Since Inception
Market Price	-1.58%	-1.58%	-9.62%	-12.51%	-12.60%
NAV	-0.53%	-0.53%	10.29%	-8.25%	-16.24%

Financial Statement (audited) as of 31.12.2023

Income Statement

Total Revenue	201,928,209
Total Expenses*	(126,380,610)
Net Income	75,547,599
Funds from Operation	119,502,953

Balance Sheet

Total Assets	3,136,064,035
Total Liabilities	922,324,506
Net Asset Value Attributable to Unit-holders	2,213,739,529
Units issued	275,607,498

*Total expenses includes impairment of SAR (5,687,887).

First Quarter Financial Highlights

Total Assets ²	3,124,971,454
Net Asset Value Attributable to Unit-holders ²	2,189,797,554
NAV per unit (at cost) ²	7.95
Distributed dividends (latest distributed dividend)	38,585,050
Distribution % from the fund's net asset value ²	1.76%
First Quarter Rental Income	58,313,004
Total Debt ²	(896,399,599)
Market Price as on 31.03.2024	8.74
First Quarter Rental Income over Market Capitalisation ¹	2.42%
Total Debt as % of Total Asset Value ^{2&4}	28.69%
Total Fees & Expenses ³	(44,770,824)
Total Fees & Expenses ³ to Total Asset Value ²	1.43%
Total Fund Cost ⁴ as % of Total Asset Value ²	0.61%

5: Fulfillment period and due date:

Facility Amount (SAR Mn)	Period (Yrs.)	Start	End
57	7	30/10/2018	31/12/2025
57.55	8	19/08/2019	31/12/2027
118.6	8	06/11/2018	31/12/2027
92.3	8	18/12/2019	31/12/2027
65.88	8	22/12/2019	31/12/2027
254.5	5	20/12/2020	31/12/2025
145.4	5	23/03/2021	31/03/2026
105.14	7	07/02/2022	06/02/2029

1: Market capitalisation = No. of units multiplied by Market price as on 31.03.2024

2: Values as on 31.03.2024

3: Expenses includes all cash and non-cash charges

4: Operating expenses excluding depreciation, impairment (reversal) if any & interest expense (Unaudited)

Al Rajhi REIT Fund Statement - Q1 2024

Fees & Expenses	Amount for the Relevant Quarter	% From Fund Total Asset	Cap Limit of All Expenses
Subscription fees	-	-	2% of the subscribed amount, One time Payment
Fund Management fees	(6,143,947)	-0.20%	0.8% of total assets less expenses, "Annually"
Custody fees	(41,994)	0.00%	185,000 SR Annually
Transfer Ownership Fees	-		1 % of the purchase or sale price, "Paid Once Upon Purchasing or Selling"
Structured Finance fees (This fee is depreciated over the financing period of the amount withdrawn)	(120,069)	0.00%	2% of the amount withdrawn, "Paid Once Upon Receiving any Banking Facilities"
Property Management fee	(291,474)	-0.01%	Two properties with total amount equal to 1,656,000 SR Annually. In addition, the Fund also bears property management fees for two more properties which consist of 8% of collected rent.
Sub Administrator fees	7,707	0.00%	51,200 \$ equivalent to 192,000 SR and increase by 3.5% annually starting from January 2020.
Real Estate Evaluation fees	(216,750)	-0.01%	0.05% of the total value of the fund's assets, "Annually"
Regulatory fees	(1,875)	0.00%	7,500 SR Annually
Remuneration of Independent Board Member	(15,000)	0.00%	5,000 SR for each Independent Fund board Member for each meeting, and a maximum of 20,000 Saudi riyals annually for each member.
Transaction Expenses	-		0.10% of the fund asset's total value "Annually"
Brokerage Commission	-		2.5% of the acquisition value for any real estate asset
Unit Register Management by Tadawul	-		50,000 SR in addition to 2 Saudi riyals for each unit holder, with a maximum of 500,000 SR paid once upon establishment.
Annual fees for Listing in Tadawul	(75,000)	0.00%	0.03% of the fund market value maximum 300,000 SR "Annually"
Finance Expenses	(13,728,503)	-0.44%	Financing costs during the financing term, the fees, expenses and the expenses related to the financing arrangement, which are paid only once when arranging the financing
Auditor fees	(13,750)	0.00%	55,000 SR Annually
Initial listing fees	-		50,000 SR paid once upon establishment
Development fees	-		Negotiable
Publishing Information on the Saudi Stock Exchange website Fees	(1,250)	0.00%	5,000 SR Annually
Registration fees in the Saudi Stock Exchange	(100,000)	0.00%	400,000 SR Annually
Other Expenses	(1,460,271)	-0.05%	0.25% of the fund's total assets value "Annually"
Depreciation expense	(11,944,151)	-0.38%	
Provision for doubtful debts	(10,624,495)	-0.34%	

For more information, please see the terms and conditions of the fund announced on the Al Rajhi Capital and Saudi Tadawul websites

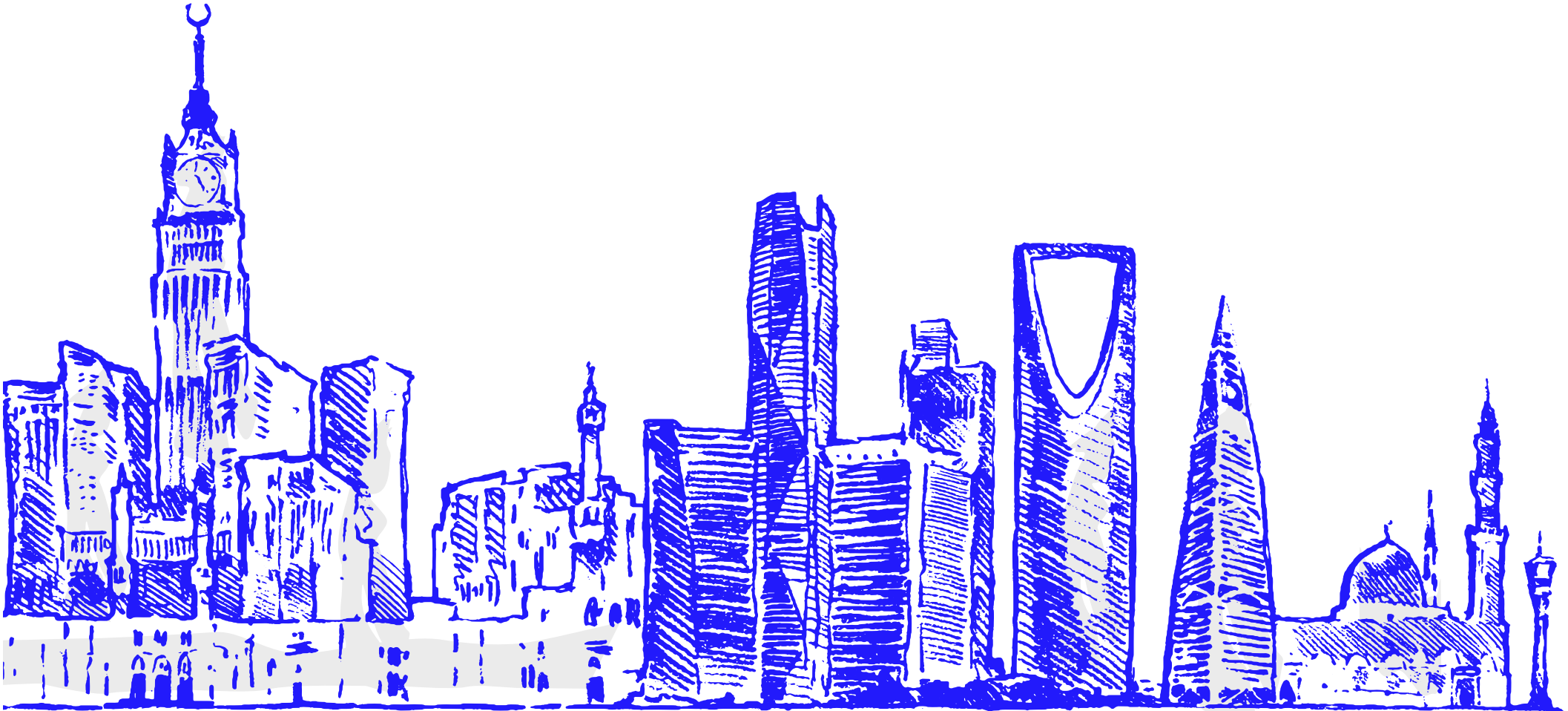
AI Rajhi REIT Fund Statement - Q1 2024

Fund Update

During Q1 2024, the following events occurred and were announced on Tadawul & AI Rajhi Capital website:

1. Announcement by AI Rajhi Capital for the availability of the semiannual reports of the assets of AI Rajhi REIT Fund for the period ending on 31st December 2023
2. Announcement by AI Rajhi Capital the availability of the quarterly statement of AI Rajhi REIT Fund for the period ending on 31st December 2023
3. Announcement by AI Rajhi Capital regarding the distributions of fund's dividends to the unitholders of AI Rajhi REIT Fund
4. Announcement by AI Rajhi Capital regarding Non-Fundamental changes to AI Rajhi REIT Fund by appointing Sustainable Property Company instead of Madad Al Khair Real Estate Office to manage both AI Anwar Plaza and Rama Plaza properties
5. Announcement by AI Rajhi Capital that AI Rajhi REIT Fund's annual reports, including the annual audited financial statements, for the period ended on 31/12/2023 are available to the public"

[For more details, please visit the announcements page in Tadawul & AI Rajhi Capital website](#)

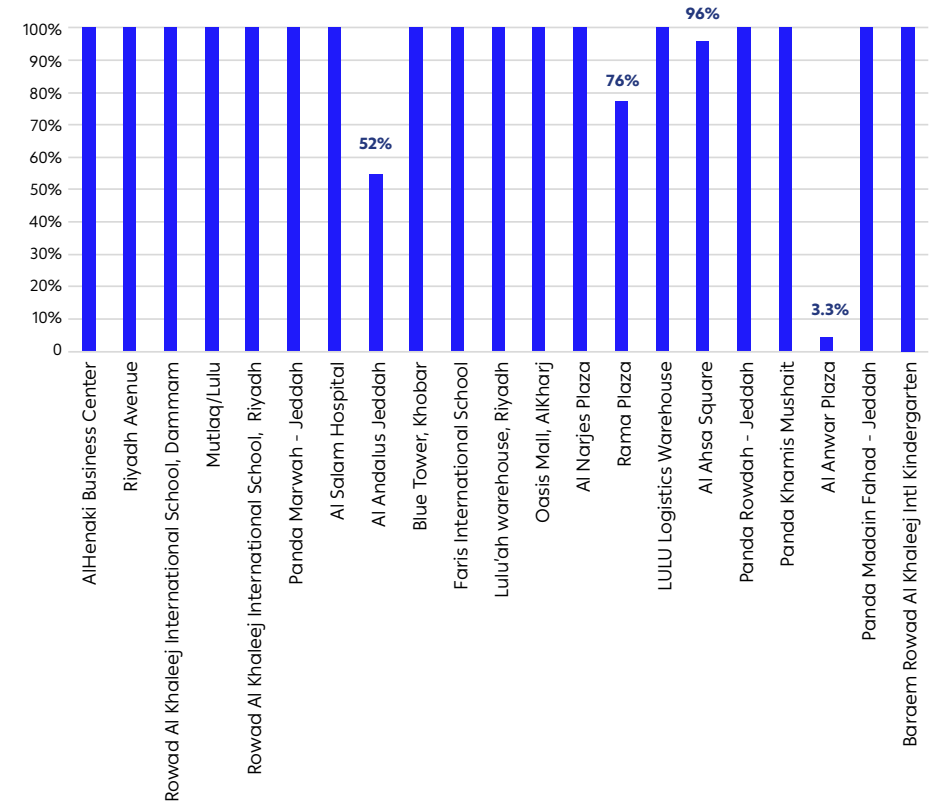
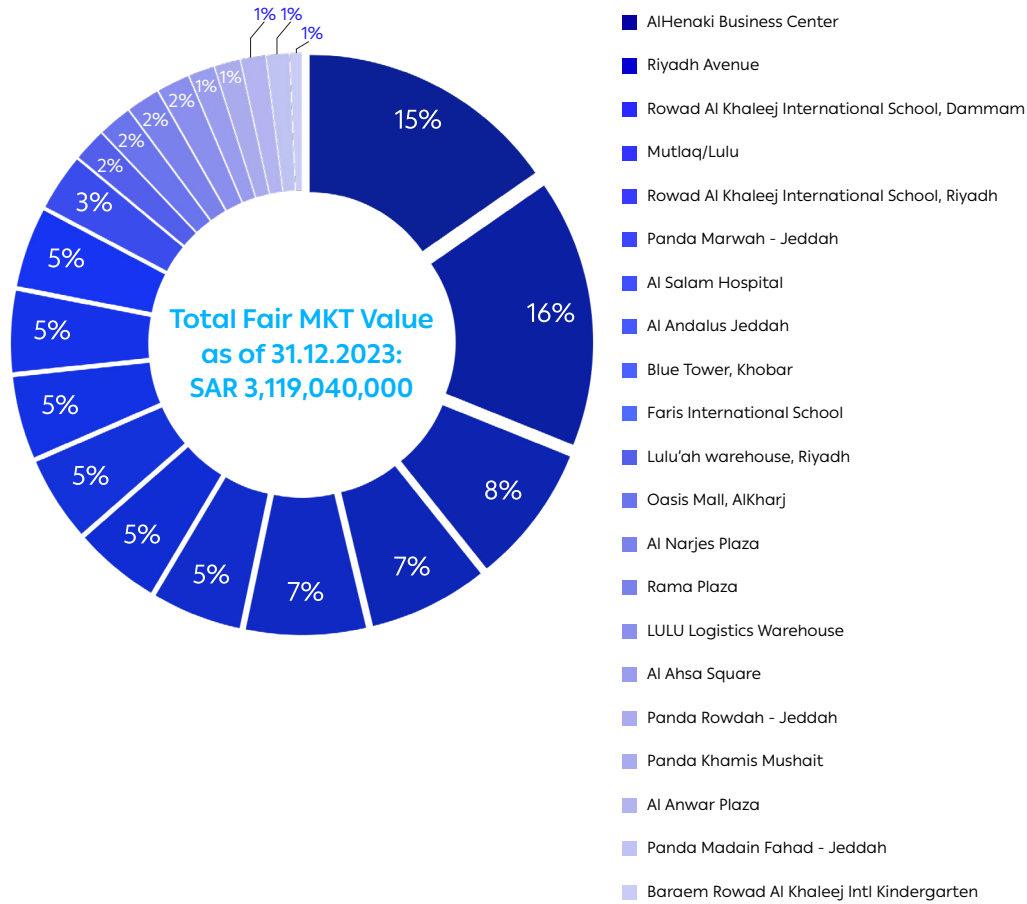


Al Rajhi REIT Fund Statement - Q1 2024

Portfolio Highlights

Property Fair Market Value By Assets

Occupancy % for Each Property



Disclaimer

Al Rajhi Capital is an Authorized Person under the APR with license number 07068-37 granted by the CMA. Past performance is neither an indication nor a guarantee of future returns. The value of units and income from them can go up or down; investors may receive less than what they have originally invested. Additionally, fees charged on funds and currency exchange rates may have additional adverse effects. Investors should consider their individual and financial situation prior to entering into a specific product/fund and should seek advice from investment and legal professionals. Detailed and specific information related to the product is provided in the terms and conditions applicable to the fund which should be read and understood prior to entering into it. The terms, conditions and reports of the fund can be obtained through the company's website, www.alrajhi-capital.sa or www.tadawul.com.sa.