

Alistithmar AREIC Diversified REIT Fund
Real Estate Investment Traded Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)

Interim Condensed Financial Statements (Unaudited)
For the six-month period ended 30 June 2025
Together with the
Independent Auditor's Review Report to the Unitholders

INDEPENDENT AUDITOR'S REVIEW REPORT

TO THE UNITHOLDERS OF ALISTITHMAR AREIC DIVERSIFIED REIT FUND
A REAL ESTATE INVESTMENT TRADED FUND (1 / 1)
(MANAGED BY ALISTITHMAR FOR FINANCIAL SERVICES AND BROKERAGE COMPANY)
RIYADH, KINGDOM OF SAUDI ARABIA

REPORT ON REVIEW OF FINANCIAL STATEMENTS

INTRODUCTION

We have reviewed the accompanying interim statement of financial position of **Alistithmar AREIC Diversified Reit Fund** (the "Fund") as at 30 June 2025 and the related interim condensed statement of comprehensive income, interim condensed statements of changes in net assets (equity) attributable to the unitholders and interim condensed statement of cash flows for the six-months period then ended, and a summary of material accounting policies and other explanatory notes. Management is responsible for the preparation and presentation of these interim condensed financial statements in accordance with International Accounting Standard 34 - "Interim Financial Reporting" ("IAS 34") that is endorsed in the Kingdom of Saudi Arabia. Our responsibility is to express a conclusion on these interim condensed financial statements based on our review.

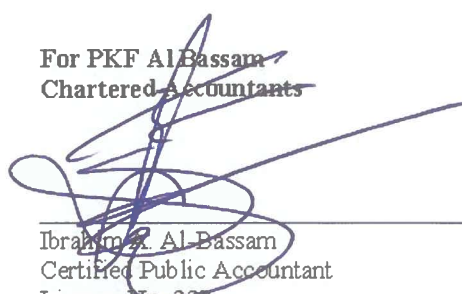
SCOPE OF REVIEW

We conducted our review in accordance with International Standard on Review Engagement 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", that is endorsed in the Kingdom of Saudi Arabia. A review of interim condensed financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial statements are not prepared, in all material respects, in accordance with IAS 34 that is endorsed in the Kingdom of Saudi Arabia.

For PKF Al-Bassam
Chartered Accountants


Ibrahim R. Al-Bassam
Certified Public Accountant
License No. 337
Riyadh, Kingdom of Saudi Arabia
16 Safar 1447H
Corresponding to: 10 August 2025



Alistithmar AREIC Diversified REIT Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)
INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION
As at 30 June 2025
(Amounts in Saudi Arabian Riyals)

	Note	30 June 2025 (Unaudited)	31 December 2024 (Audited)
ASSETS			
Cash and cash equivalents	4	64,384,255	76,160,155
Accounts receivables, net	5	11,683,884	25,595,276
Due from a related party	9	30,507,741	12,949,121
Other assets		129,432	129,432
Investment properties and hotel properties, net	6	1,085,225,099	1,101,292,457
Right of use asset, net		24,615,913	25,023,884
TOTAL ASSETS		1,216,546,324	1,241,150,325
LIABILITIES			
Management fee payable	9	3,398,000	2,230,000
Unearned rental income		13,477,762	16,218,529
Accrued expenses and other liabilities		5,490,358	8,993,210
Lease liabilities under right of use asset		26,428,913	25,595,363
Murabaha facility	7	605,591,850	605,122,388
TOTAL LIABILITIES		654,386,883	658,159,490
Net assets value (equity) attributable to the Unitholders		562,159,441	582,990,835
Units in issue (numbers)		60,500,000	60,500,000
Net assets value (equity) attributable to each unit at Book value		9.29	9.64
Net assets value (equity) attributable to each unit at Fair value	11	11.86	11.79

The accompanying notes 1 to 15 form an integral part of these interim condensed financial statements.

Alistithmar AREIC Diversified REIT Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)
INTERIM CONDENSED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)
For the six-month period ended 30 June 2025
(Amounts in Saudi Arabian Riyals)

	Notes	For the six-month period ended 30 June 2025
INCOME		
Rental revenue and hotels revenue		60,196,995
Special commission income		1,285,803
Total Income		61,482,798
EXPENSES		
Depreciation of investment properties and hotel properties	6	(16,067,358)
Depreciation of right of use asset		(407,971)
Finance cost of lease liabilities under right of use asset		(833,550)
Finance cost incurred on murabaha facility	7	(21,851,313)
Reversal for expected credit losses	5-1	1,107,930
Management fees	8,9	(3,398,000)
Custody fees		(74,384)
Property management fees	9	(1,289,315)
Other expenses		(16,510,231)
Total expenses		(59,324,192)
NET INCOME FOR THE PERIOD		2,158,606
Other comprehensive income		-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		2,158,606

The accompanying notes 1 to 15 form an integral part of these interim condensed financial statements.

Alistithmar AREIC Diversified REIT Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)
INTERIM CONDENSED STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO
THE UNIT HOLDERS (UNAUDITED)
For the six-month period ended 30 June 2025
(Amounts in Saudi Arabian Riyals)

	<u>Note</u>	<u>For the six-month period ended 30 June 2025</u>
Net assets value (Equity) attributable to the Unitholders at the beginning of the period		582,990,835
Total comprehensive income for the period		2,158,606
Dividend paid during the period	12	(22,990,000)
Net assets value (Equity) attributable to the Unitholders at the end of the period		562,159,441

UNITS TRANSACTIONS (NUMBERS)

	<u>For the six-month period ended 30 June 2025</u>
Number of units at the beginning and at the end of the period	60,500,000

The accompanying notes 1 to 15 form an integral part of these interim condensed financial statements.

Alistithmar AREIC Diversified REIT Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)
INTERIM CONDENSED STATEMENT OF CASH FLOWS (UNAUDITED)
For the six-month period ended 30 June 2025
(Amounts in Saudi Arabian Riyals)

		For the six-month period ended 30 June 2025
Cash flows from operating activities	<u>Note</u>	
Net income for the period		2,158,606
<u>Adjustment to reconcile net loss to net cash generated from operating activities:</u>		
Depreciation of investment properties and hotel properties	6	16,067,358
Depreciation of right of use asset		407,971
Finance cost of lease liabilities under right of use asset		833,550
Finance cost incurred on murabaha facility	7	21,851,313
Reversal for expected credit losses	5-1	(1,107,930)
		40,210,868
Changes in operating assets & liabilities:		
Accounts receivables		15,019,322
Due from a related party		(17,558,620)
Management fee payable		1,168,000
Unearned rental income		(2,740,767)
Accrued expenses and other liabilities		(3,502,852)
Net cash generated from operating activities		32,595,951
Cash flows from financing activities:		
Finance cost paid during the period	7	(21,381,851)
Dividend paid during the period	12	(22,990,000)
Net cash used in financing activities		(44,371,851)
Change in cash and cash equivalents during the period		(11,775,900)
Cash and cash equivalents at the beginning of the period		76,160,155
Cash and cash equivalents at the end of the period	4	64,384,255

The accompanying notes 1 to 15 form an integral part of these interim condensed financial statements.

Alistithmar AREIC Diversified REIT Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)
NOTES TO INTERIM CONDENSED FINANCIAL STATEMENTS (UNAUDITED)
For the six-month period ended 30 June 2025
(Amounts in Saudi Arabian Riyals)

1. THE FUND AND ITS ACTIVITIES

Alistithmar AREIC Diversified REIT Fund (the Fund) is a closed-ended public Sharia-compliant real estate investment traded fund publicly offered fund whose units are traded in Tadawul (the main market) with the code (4350), and commenced trading on tadawul date 04 September 2024. It was established in the Kingdom of Saudi Arabia under the Real Estate Investment Funds Regulations.

The Fund aims to invest in real estate assets inside or outside the Kingdom of Saudi Arabia that are capable of achieving periodic rental income and distribute at least 90% of the Fund's net profits. The Fund may secondarily invest the Fund's assets in real estate development projects (if the Fund Manager deems appropriate) provided that:

- The Fund's assets invested in developed real estate assets that generate periodic income shall not be less than (75%) of the total value of the Fund's assets according to the latest audited financial statements.
- The Fund shall not invest its assets in white lands.

The Fund has been certified as a Sharia compliant REIT by the Sharia Supervision Committee appointed for this investment fund.

The Fund is managed by Alistithmar for Financial Securities and Brokerage Company (Alistithmar Capital), which is a Saudi closed joint stock company under Commercial Registration No. 1010235995 and Unified Number 3796351007 dated Rajab 08, 1428H (corresponding to July 22, 2007G) and licensed as a "Capital Market Institution" under the license of the Capital Market Authority No. 11156-37, whose registered postal address is P.O Box 6888 Postal Code 11452 Kingdom of Saudi Arabia.

The Fund has appointed Preserving Real Estate Opportunities Company which is owned by Alinma Investment Company (the Custodian) to act as its Custodian.

The Fund's first financial period starts from 04 September 2024 to 31 December 2024, and as a result, no comparative information is included in the interim condensed statement of comprehensive income, interim condensed statement of changes in net assets attributable to the unit holders, and interim condensed statement of cash flows.

2. REGULATING AUTHORITY

The Fund is governed by the Real Estate Investment Funds Regulations issued by the Capital Market Authority. The regulations detail requirements for real estate funds and traded real estate funds within the Kingdom of Saudi Arabia.

3. BASIS OF PREPARATION

3.1 Statement of compliance

These interim condensed financial statements have been prepared on a going concern basis and in accordance with International Accounting Standard 34 'Interim Financial Reporting' that is endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements that are issued by Saudi Organization for Chartered and Professional Accountants ("SOCPA") and to comply with the related Implementing Regulations issued by CMA and the Fund's terms and conditions.

The interim condensed financial statements do not include all information and disclosures required in the annual financial statements and should be read in conjunction with the Company's annual financial statements for the year ended 31 December 2024. In addition, results for the six-month period ended 30 June 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

Alistithmar AREIC Diversified REIT Fund
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NOTES TO INTERIM CONDENSED FINANCIAL STATEMENTS (UNAUDITED)
For the six-month period ended 30 June 2025
(Amounts in Saudi Arabian Riyals)

3. BASIS OF PREPARATION (CONTINUED)

3.2 Basis of measurement

These interim condensed financial statements have been prepared under the historical cost convention, using accrual basis of accounting.

3.3 Functional and presentation currency

These interim condensed financial statements are presented in Saudi Riyals, which is the functional and presentation currency of the Fund.

3.4 Critical accounting judgments, estimates and assumptions

The preparation of these interim condensed financial statements requires Fund Manager to make judgements, estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the result of which form the basis of making the judgments about the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The significant judgements made by the Fund Manager in applying the Fund' accounting policies and the key sources of estimation uncertainty were the same as those described in the last annual financial statements.

3.5 Summary of material accounting policies

The accounting policies adopted in the preparation of these interim condensed financial statements are consistent with those followed in the preparation of the Fund's annual financial statements for the year ended 31 December 2024.

3.6 Newly issued financial reporting pronouncements

A number of new standards and amendments to standards are effective for annual periods beginning after 1 January 2025, but they do not have a material effect on the Fund's interim condensed financial statements. Certain other forthcoming accounting pronouncements not yet effective are also not expected to have a material impact on the Fund.

Alistithmar AREIC Diversified REIT Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)
NOTES TO INTERIM CONDENSED FINANCIAL STATEMENTS (UNAUDITED)
For the six-month period ended 30 June 2025
(Amounts in Saudi Arabian Riyals)

4. CASH AND CASH EQUIVALENTS

	Note	30 June 2025 (Unaudited)	31 December 2024 (Audited)
Money market placement	4-1	40,028,515	50,000,000
Cash at bank	4-2	24,290,740	26,095,155
Cash in hand		65,000	65,000
		64,384,255	76,160,155

4-1 Money market placement are with a local bank having (A-) credit rating.

4-2 The Fund do not earn any commission on balances in Cash at bank.

5. ACCOUNTS RECEIVABLE, NET

	Note	30 June 2025 (Unaudited)	31 December 2024 (Audited)
Rent receivable		13,152,782	26,174,116
Hotels receivables		74,106	2,072,094
Less: Provision for expected credit losses	5-1	(1,543,004)	(2,650,934)
		11,683,884	25,595,276

5-1 The movement in provision for expected credit losses is as following:

	30 June 2025 (Unaudited)	31 December 2024 (Audited)
Balance at the beginning of the period	2,650,934	-
(Reversal) / Charged during the period	(1,107,930)	2,650,934
	1,543,004	2,650,934

6. INVESTMENT PROPERTIES AND HOTEL PROPERTIES, NET

The Fund owns 5 investment properties and 2 hotels:

- (i) Galleria Mall: Galleria Mall is a commercial complex located in Jubail Industrial city consisting of many brands.
- (ii) The Roof: The Roof is commercial complex located in the city of Riyadh. It consists of a hypermarket, cinemas and contains some stores. The investment property was mortgaged to local bank against Murabaha facility.
- (iii) Corniche Plaza: Corniche Plaza is a commercial complex located in city of Dammam and consists of a number of commercial showrooms and contains administrative offices. The investment property was mortgaged to local bank against Murabaha facility.
- (iv) Al-Mashael Warehouse: Al-Mashel is a warehouse located in the south of Riyadh and contains administrative offices. The investment property was mortgaged to local bank against Murabaha facility.
- (v) Saudi Ericsson Building: Saudi Ericsson building is located in the heart of Riyadh on Salah Al-Din Al-Ayyubi Road adjacent to many government facilities and hospitals and leased as the headquarters of a company. The investment property was mortgaged to local bank against Murabaha facility.
- (vi) Citadine Hotel: The Fund acquired five stars Citadine Hotel in Abha. It is located on King Fahad Road next to Asir Mall. The investment property was mortgaged to local bank against Murabaha facility.

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(Amounts in Saudi Arabian Riyals)

6. INVESTMENT PROPERTIES AND HOTEL PROPERTIES, NET (CONTINUED)

(vii) Somerset Hotel: Somerset Hotel is a four star hotel in Khobar located near the commercial complexes and Khobar Corniche. The investment property was mortgaged to local bank against Murabaha facility.

6-1 The Fund's properties are held under the custody of the Custodian.

6-2 The Fund charge depreciation on building over 40 years or rental period whichever is earlier.

6-3 The Fund charge depreciation on furniture & equipment over 4 years.

6-4 The Fund manager reviews its investment property on a regular basis for any impairment. An impairment loss is recognized for the amount in which the carrying amount of the investment properties exceeds its recoverable amount, which is the higher of the assets' fair value less costs to sell and value in use. As at June 30, 2025, according to the periodic valuation reports submitted by independent valuers of the Fund, there was no decline in the value of investment property.

6-5 As at 30 June 2025, investment properties and hotel properties represent the properties that were initially recognized at their fair value and are subsequently measured at cost less accumulated depreciation and impairment.

The break-up of the cost of investment properties and hotel property is as follows:

30 June 2025 (Unaudited)					
	Land	Buildings (Free Hold)	Buildings (Lease Hold)	Furniture & Equipment	Total
Cost:					
Balance at the beginning of the period	236,612,529	586,644,139	256,214,700	37,879,732	1,117,351,100
Balance at the end of period	236,612,529	586,644,139	256,214,700	37,879,732	1,117,351,100
Accumulated Depreciation:					
Balance at the beginning of the period	-	(6,972,410)	(4,584,134)	(4,502,099)	(16,058,643)
Charged during the period	-	(7,272,780)	(4,098,529)	(4,696,049)	(16,067,358)
Balance at the end of period	-	(14,245,190)	(8,682,663)	(9,198,148)	(32,126,001)
Net book value	236,612,529	572,398,949	247,532,037	28,681,584	1,085,225,099
31 December 2024 (Audited)					
	Land	Buildings (Free Hold)	Buildings (Lease Hold)	Furniture & Equipment	Total
Cost:					
Balance at the beginning of the period	-	-	-	-	-
Additions during the period	236,612,529	586,644,139	256,214,700	37,879,732	1,117,351,100
Balance at the end of period	236,612,529	586,644,139	256,214,700	37,879,732	1,117,351,100
Accumulated Depreciation:					
Balance at the beginning of the period	-	-	-	-	-
Charged during the period	-	(6,972,410)	(4,584,134)	(4,502,099)	(16,058,643)
Balance at the end of period	-	(6,972,410)	(4,584,134)	(4,502,099)	(16,058,643)
Net book value	236,612,529	579,671,729	251,630,566	33,377,633	1,101,292,457

Alistithmar AREIC Diversified REIT Fund
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NOTES TO INTERIM CONDENSED FINANCIAL STATEMENTS (UNAUDITED)
For the six-month period ended 30 June 2025
(Amounts in Saudi Arabian Riyals)

6. INVESTMENT PROPERTIES AND HOTEL PROPERTIES, NET (CONTINUED)

In accordance with Article 8 of the Real Estate Investment Traded Funds Instructions issued by CMA, the Fund Manager assesses the Fund's real estate values by appointing two independent evaluators to determine the market values in conformity with the International Valuation Standards Council's International Valuation Standards.

The value of mortgaged and unmortgaged investment properties is as follows:

	Note	30 June 2025 (Unaudited)	31 December 2024 (Audited)
Mortgaged investment properties	7	837,693,062	849,661,891
Unmortgaged investment properties		247,532,037	251,630,566
		<u>1,085,225,099</u>	<u>1,101,292,457</u>

7. MURABAHA FACILITY

Preserving Real Estate Opportunities Company (SPV) has obtained Islamic financing facilities with local bank amounting to SAR 605,000,000 for the purpose of financing the investment properties of the Fund. The loan carries a profit rate at SAIBOR + margin, the loan is due for repayment on 07 July 2030.

The balance of the loan as at 30 June 2025 amounted to SAR 605,000,000 (31 December 2024: 605,000,000) and the value of the accrued financing costs due for this loan as at 30 June 2025 amounted to SAR 591,850 (31 December 2024: 122,388).

The loans are guaranteed by a promissory note amounted to SAR 605,000,000 (31 December 2024: 605,000,000), and also by a mortgage on some investment properties as at 30 June 2025 amounted to SAR 837,693,062 (31 December 2024: 849,661,891), (Note 6).

The following is a statement of the movement in the Murabaha facility balance during the period:

	30 June 2025 (Unaudited)	31 December 2024 (Audited)
Balance at the beginning of the period	605,122,388	-
Proceeds during the period	-	605,000,000
Finance cost charged during the period	21,851,313	26,352,435
Finance cost paid during the period	(21,381,851)	(26,230,047)
	<u>605,591,850</u>	<u>605,122,388</u>

8. MANAGEMENT AND OTHER FEES

Management fees: The Fund Manager shall receive annual fees equivalent to 0.5% of the total value of the Fund's assets, calculated and paid on a semi-annual basis.

Financing arrangement fees: The Fund shall bear an arrangement fee equivalent to 0.5% of the value of the financing to be obtained by the Fund, which shall be paid to the Fund Manager in return for arranging financing loans for the Fund to be used to cover the costs of acquisition, development and operation of the Fund. The arrangement fee shall apply to the financing to be obtained for the benefit of the Fund. In any case, the arrangement fee shall not exceed 3,500,000 Saudi riyals.

Alistithmar AREIC Diversified REIT Fund
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NOTES TO INTERIM CONDENSED FINANCIAL STATEMENTS (UNAUDITED)
For the six-month period ended 30 June 2025
(Amounts in Saudi Arabian Riyals)

8. MANAGEMENT AND OTHER FEES (CONTINUED)

Transaction fees: The Fund Manager shall receive 0.5% of the special selling price for each real estate asset sold by the Fund. It shall also receive 0.5% of the special purchase price for each real estate asset purchased by the Fund in return for the Fund Manager conducting the necessary investigation, negotiating the terms of purchase or sale, and completing the process.

Dealing fees shall be due after the completion of the purchase or sale of each real estate asset. The transaction fees will be applied to the purchase of the initial real estate assets, which will be calculated on the basis of the acquisition price of the initial real estate assets.

9. RELATED PARTY TRANSACTIONS AND BALANCES

Related parties to the Fund include Alistithmar for Financial Securities and Brokerage Company (Fund Manager), shareholders and Board members. In the ordinary course of its activities, the Fund transacts business with related parties and any party that has the ability to control another party or exercise a material influence over it in making financial or operational decisions.

The significant related party transactions entered into by the Fund during the period and the balances resulting from such transactions are as follows:

Transactions with related parties:

<u>Related Party</u>	<u>Nature</u>	<u>For the six-month period ended 30 June 2025 (Unaudited)</u>
Alistithmar for Financial Securities and Brokerage Company	Management fees	3,398,000
Almutlaq Real Estate Investment Company	Collections received on behalf	16,080,772
	Expense paid on behalf	(6,249,342)
	Guarantee net operating income – Citadine Hotel	9,016,505
	Property management fees	(1,289,315)
Fund Board	Independent members	19,836

Balances with related parties:

<u>Related Party</u>	<u>Nature</u>	<u>30 June 2025 (Unaudited)</u>	<u>31 December 2024 (Audited)</u>
Alistithmar for Financial Securities and Brokerage Company	Management fees	(3,398,000)	(2,230,000)
Almutlaq Real Estate Investment Company	Operational transactions	30,507,741	12,949,121
Fund Board	Independent members	(39,836)	(20,000)

The Fund, during its normal business cycle, conducts transactions with related parties. Transactions with related parties are subject to restrictions set by the Terms and Conditions. All transactions with related parties are disclosed to the fund's board of directors.

Alistithmar AREIC Diversified REIT Fund
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NOTES TO INTERIM CONDENSED FINANCIAL STATEMENTS (UNAUDITED)
For the six-month period ended 30 June 2025
(Amounts in Saudi Arabian Riyals)

10. SEGMENT REPORTING

The Fund has two reportable segments, as described below, which are the Fund's strategic business units. These strategic business units offer different services, and are managed separately because they require different management and marketing strategies. For each of the strategic business units, the Fund Manager reviews internal management reports on at least a quarterly basis.

The following summary describes the operations in each of the Fund's reportable segments:

Rental	This comprises of Investment properties namely Galleria Mall, Corniche Plaza, The Roof, Al Mashail Warehouse and Saudi Ericsson building
Hotels	This comprises of Citadines and Somerset Hotel
Unallocated	Comprises of any other classes not mentioned above

The summary of the comprehensive income of these segments is as below:

	For the six-month period ended 30 June 2025 (Unaudited)			
	Rental	Hotels	Unallocated	Total
Rental revenue and hotels revenue	31,916,123	28,280,872	-	60,196,995
Special commission income	-	-	1,285,803	1,285,803
Depreciation of investment properties and hotel properties	(6,511,573)	(9,555,785)	-	(16,067,358)
Depreciation of right of use asset	(407,971)	-	-	(407,971)
Finance cost of lease liabilities under right of use asset	(833,550)	-	-	(833,550)
Finance cost incurred on murabaha facility	-	-	(21,851,313)	(21,851,313)
Reversal for expected credit losses	-	1,107,930	-	1,107,930
Management fees	-	-	(3,398,000)	(3,398,000)
Custody fees	-	-	(74,384)	(74,384)
Property management fees	(920,939)	(368,376)	-	(1,289,315)
Other expenses	(2,086,235)	(13,602,850)	(821,146)	(16,510,231)
Net income	<u>21,155,855</u>	<u>5,861,791</u>	<u>(24,859,040)</u>	<u>2,158,606</u>

Alistithmar AREIC Diversified REIT Fund
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NOTES TO INTERIM CONDENSED FINANCIAL STATEMENTS (UNAUDITED)
For the six-month period ended 30 June 2025
(Amounts in Saudi Arabian Riyals)

10. SEGMENT REPORTING (CONTINUED)

The summary of the financial position of these segments is as below:

	As at 30 June 2025 (Unaudited)			
	Rental	Hotels	Unallocated	Total
Cash and cash equivalents	14,298,585	6,038,864	44,046,806	64,384,255
Accounts receivables, net	11,609,778	74,106	-	11,683,884
Due from a related party	6,265,575	24,242,166	-	30,507,741
Other assets	129,432	-	-	129,432
Investment properties and Hotel properties, net	620,947,184	464,277,915	-	1,085,225,099
Right of use asset, net	24,615,913	-	-	24,615,913
TOTAL ASSETS	677,866,467	494,633,051	44,046,806	1,216,546,324
Management fee payable	-	-	3,398,000	3,398,000
Unearned rental income	13,477,762	-	-	13,477,762
Accrued expenses and other liabilities	2,929,686	2,330,567	230,105	5,490,358
Lease liabilities under right of use asset	26,428,913	-	-	26,428,913
Murabaha facility	-	-	605,591,850	605,591,850
TOTAL LIABILITIES	42,836,361	2,330,567	609,219,955	654,386,883
Net assets value (equity) attributable to the Unitholders	635,030,106	492,302,484	(565,173,149)	562,159,441

	As at 31 December 2024 (Audited)			
	Rental	Hotels	Unallocated	Total
Cash and cash equivalents	5,586,086	1,432,858	69,141,211	76,160,155
Accounts receivables, net	24,631,112	964,164	-	25,595,276
Due from a related party	3,016,711	9,932,410	-	12,949,121
Other assets	129,432	-	-	129,432
Investment properties and Hotel properties, net	627,458,757	473,833,700	-	1,101,292,457
Right of use asset, net	25,023,884	-	-	25,023,884
TOTAL ASSETS	685,845,982	486,163,132	69,141,211	1,241,150,325
Management fee payable	-	-	2,230,000	2,230,000
Unearned rental income	16,218,529	-	-	16,218,529
Accrued expenses and other liabilities	6,517,565	2,206,645	269,000	8,993,210
Lease liabilities under right of use asset	25,595,363	-	-	25,595,363
Murabaha facility	-	-	605,122,388	605,122,388
TOTAL LIABILITIES	48,331,457	2,206,645	607,621,388	658,159,490
Net assets value (equity) attributable to the Unitholders	637,514,525	483,956,487	(538,480,177)	582,990,835

Alistithmar AREIC Diversified REIT Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)
NOTES TO INTERIM CONDENSED FINANCIAL STATEMENTS (UNAUDITED)
For the six-month period ended 30 June 2025
(Amounts in Saudi Arabian Riyals)

11. EFFECT ON NET ASSETS (EQUITY) PER UNIT IF INVESTMENT PROPERTIES ARE FAIR VALUED

In accordance with the Real Estate Investments Funds Regulations issued by CMA in the Kingdom of Saudi Arabia, the Fund Manager evaluates the Fund's assets based on an average of two valuations prepared by independent valuers. As set out in the terms and conditions of the Fund, net asset value disclosed are based on the market value obtained. However, in accordance with the accounting policy of the Fund, investment and development properties are recorded at cost less accumulated depreciation and impairment if any in these financial statements. Accordingly, the fair value below is disclosed for information purposes and has not been accounted for in the Fund's books.

The fair value of real estate investments is determined by valuers, namely Barcode Company and Qaim Real Estate Appraisal Company (2 valuers for each property). They are certified by the Saudi Authority of Accredited Valuers "Taqeem".

The following is an assessment of real estate investments:

30 June 2025 (Unaudited)			
	Evaluator		Average Market Value
	Barcode	Qiam	
Galleria Mall	341,035,000	331,180,000	336,107,500
Somerset Hotel	270,750,000	247,342,000	259,046,000
Citadine Hotel	258,500,000	241,304,000	249,902,000
The Roof	224,444,000	237,263,000	230,853,500
Corniche Plaza	104,150,000	106,944,000	105,547,000
Al Mashaeil Warehouse	42,438,070	43,603,000	43,020,535
Saudi Ericsson Building	15,796,000	16,430,000	16,113,000
Total	1,257,113,070	1,224,066,000	1,240,589,535

31 December 2024 (Audited)			
	Evaluator		Average Market Value
	Barcode	Qiam	
Galleria Mall	346,015,000	334,888,000	340,451,500
Somerset Hotel	270,750,000	243,725,000	257,237,500
Citadine Hotel	258,550,000	238,642,000	248,596,000
The Roof	224,350,000	225,461,000	224,905,500
Corniche Plaza	100,470,000	106,691,000	103,580,500
Al Mashaeil Warehouse	40,687,500	40,818,000	40,752,750
Saudi Ericsson Building	15,796,000	16,306,000	16,051,000
Total	1,256,618,500	1,206,531,000	1,231,574,750

Management has used the average of the two valuations for the purposes of disclosing the fair value of the investment and development properties.

The investment and development properties were valued taking into consideration number of factors, including the area and type of property and valuation techniques using significant unobservable inputs, including discounted cash flows method and income method, below is an analysis of the development and investment properties fair value versus cost:

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11. EFFECT ON NET ASSETS (EQUITY) PER UNIT IF INVESTMENT PROPERTIES ARE FAIR VALUED (CONTINUED)

	<u>Note</u>	30 June 2025 (Unaudited)	31 December 2024 (Audited)
Fair value of investment properties		1,240,589,535	1,231,574,750
Less: Carrying value of investment properties and hotel properties, net	6	(1,085,225,099)	(1,101,292,457)
Increase in net assets value (equity)		155,364,436	130,282,293
Units in issue (number)		60,500,000	60,500,000
Additional net assets value (equity) per unit based on fair value		2.57	2.15
Net assets attributable to the unitholders		30 June 2025 (Unaudited)	31 December 2024 (Audited)
Net assets value (equity) attributable to unitholders before fair value adjustment		562,159,441	582,990,835
Increase in net assets value (equity)		155,364,436	130,282,293
Net assets value (equity) attributable to unitholders after fair value adjustment		717,523,877	713,273,128
Net Assets Value Attributable to each unit		30 June 2025 (Unaudited)	31 December 2024 (Audited)
Net assets value (equity) per unit (SAR) before fair value adjustment		9.29	9.64
Increase in net assets value (equity) per unit (SAR) based on fair value		2.57	2.15
Net assets value (equity) attributable to unitholders after fair value adjustment		11.86	11.79

12. DIVIDENDS

On 29 Shawwal 1446H (corresponding to 27 April 2025), the Fund Board approved a dividend distribution to unitholders for the period ended 31 December 2024 in the amount of SAR 0.38 per unit, totaling SAR 22,990,000 to unitholders.

13. LAST VALUATION DAY

The last valuation day for the period was 30 June 2025 (2024: 31 December 2024).

14. SUBSEQUENT EVENTS

There are no events subsequent to the statement of financial position date which require adjustments of or disclosure in the interim condensed financial statements or notes thereto.

15. APPROVAL OF THE CONDENSED INTERIM FINANCIAL STATEMENTS

These interim condensed financial statements were approved by the Fund Board on 13 Safar 1447H (corresponding to 7 August 2025).