

صندوق الاستثمار اريك ريت المتنوع
Alistithmar AREIC Diversified REIT Fund



Alistithmar AREIC Diversified REIT Fund Factsheet – Q4 2025

Alistithmar AREIC Diversified REIT Fund

Factsheet – Q4 2025

ISIN Code: SA1620523V54 | Symbol: 4350

صندوق الاستثمار اريك ريت المتنوع
Alistithmar AREIC Diversified REIT Fund



Fund Objective:

The Fund aims to invest in real estate assets inside or outside the Kingdom of Saudi Arabia that are capable of generating periodic rental income, and to distribute at least 90% of the Fund's net profits annually on a semi-annual basis.

Fund Information	
Fund Size	ﷲ 1,210,000,000
Initial Offering	ﷲ 185,000,000
In-kind Investment	ﷲ 420,000,000
Financing (Shariah Compliant)	ﷲ 605,000,000
Borrowing % of Fund's Total Asset Value	50.93%
Financing tenor	7 Years
Financing Due Date	July-2030
Use of Financing	To acquire real estate assets of the REIT Fund
Acquisition during the Period	-
Initial Unit Price	ﷲ 10
Unit Price as (Tadawul)	ﷲ 7.01
Number of Units	60,500,000
Listing Date	04-September-2024
Number of Assets	7 Assets
Fund Tenor	99 years
Fund Manager's Investment in the Fund	-
Dividend Policy	Minimum 90% of net income
Dividend Distribution Frequency	Twice a year, semi-annually
Valuation Frequency	Twice a year
Risk Level	High

Fund Update(s)

- There are no fundamental or material changes during the Fourth quarter of 2025.

Fund Assets (Real Estate Properties)

Assets Name	% of Total Asset	Occupancy
Galleria Mall	22.77%	95%
Citadine Hotel	21.86%	61%
Somerset Hotel	20.67%	76%
The Roof	20.70%	100%
Corniche Plaza	9.59%	97%
Mashael Warehouse	3.01%	100%
Saudi Ericsson Building	1.40%	100%
Total	100%	

Table Illustrating the Total Expenses, Fees and Charges for the period

Description	Value (ﷲ)	% of Asset Value	Cap Limits
Fund Management Fees*	1,701,370	0.1432%	0.50% of the total value of the Fund's assets
Finance Cost	10,523,603	0.8857%	The Fund shall bear all financing costs, fees, expenses and expenses related to arranging and structuring the Fund's financing
Custody Fees	37,808	0.0032%	0.02% of NAV, not less than ﷲ 150,000
Audit fees	15,098	0.0013%	ﷲ 45,000 annually
Shariah Supervision Fees	5,041	0.0004%	ﷲ 20,000 annually
Fund Board Fees	10,082	0.0008%	ﷲ 20,000 for each independent member
CMA and Tadawul Fees	176,438	0.0149%	ﷲ 712,500
Real Estate Independent Valuers Fees	268,205	0.0226%	The Fund shall bear all the costs of real estate valuers at the prevailing market rate.
Property Manager Fees	655,342	0.0552%	ﷲ 2,600,000 annually
Operational Expenses (Property Level)	11,898,523	1.0015%	
Other Fees	472,931	0.0398%	Not exceeding 0.60% of total asset value
Total Fees before Depreciation	25,764,442	2.1685%	
Depreciation	8,374,200	0.7048%	
Total Expenses	34,138,642	2.8734%	

* Fund Management Fees is calculated based on the fair value of assets.

Alistithmar AREIC Diversified REIT Fund

Factsheet – Q4 2025

ISIN Code: SA1620523V54 | Symbol: 4350

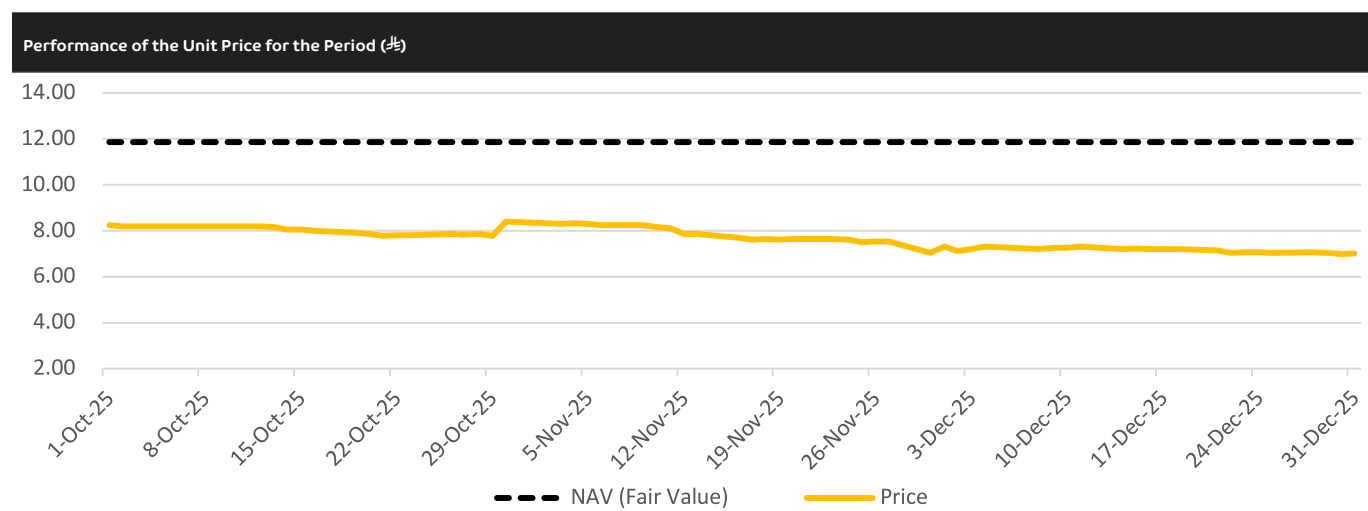
صندوق الاستثمار اريك ريت المتنوع
Alistithmar AREIC Diversified REIT Fund



Financial Overview *		Dividends Distribution for the Relevant Quarter	
Rental Income During the Period	ﷲ 28,588,526	Total Distributed Profit During the Period	ﷲ 22,385,000
Net Income /)Loss((Excl. Depreciation & Provision) *	ﷲ 3,287,785	Number of Units	60,500,000
Net Income /)Loss((Incl. Depreciation & Provision) *	ﷲ (5,086,415)	Distribution per Unit	ﷲ 0.37
Total Asset Value	ﷲ 1,188,112,013	Eligibility to cash dividends distributed during the reporting quarter	Based on the unitholder register on the end of Thursday, 22/05/1447H, corresponding to 13/11/2025G.
Net Asset Value	ﷲ 530,781,466	Distribution percentage of the NAV	3.98%
Number of Units	60,500,000		
Relevant Quarter Rental Income over Market Capitalization**	6.74%		
NAV per Unit (Book Value)	ﷲ 8.77		
Percentage of Fund Cost / Total Asset Value	2.87%		
Fund net assets value per unit (at fair value)	ﷲ 11.86		

* Unreviewed for the period,

** Market capitalization = No. of units multiplied by Market price as on 31.12.2025



Dividends Chart for the same quarter of the previous year
Not applicable for the period.

Disclaimer:

The published reports are for general information purposes only and should not be considered as a recommendation to buy or sell any security. Alistithmar Capital Company does not undertake that this information is complete and error free and does not guarantee the performance of any investment and explains that the securities returns may fluctuate, and that all investments are subject to the risk of loss, which may lead to the deduction of part or all of the invested capital to pay those returns. Investments are subject to a risks associated and investors must realize that the value of the investment may decrease or increase at any time and that any past performance of investment is not an indicator of future performance. These products may not be suitable for everyone; the investors should seek advice from their financial and legal adviser regarding the investment strategies or the suitability of investing in these securities. Accordingly, please refer to the terms and conditions to view the main risks of investment, especially the risks related to real estate investment traded funds and other risks related to investment, which you can find on the company's website in addition to the fund's financial statements. Alistithmar Capital Company is a Saudi closed joint-stock company licensed by the Capital Market Authority (CMA) (License No. 11156-37) to offer the following services: dealing, custody, Managing Investment and Operating, arrangement and advisory, it is located on King Fahd Road, P.O. Box 6888, Riyadh 11452, Kingdom of Saudi Arabia. We would like point out that this document may not be distributed, sent or published in part or in its entirety, in any form or manner, without prior written approval/ consent of Alistithmar Capital Company. If case, it is not possible to understand the contents of this document, you should seek the advice of a licensed financial advisor.

صندوق الاستثمار اريك ريت المتنوع
Alistithmar AREIC Diversified REIT Fund



Address:

P. O. Box: 6888 | Postal Code: 11452

Tel: +966 11 2547666

Kingdom of Saudi Arabia

Website: www.alistithmarcapital.com