الجزيرة كابيتال
aljazira capital

Al-Jazira REIT Fund

Second Quarter Report for the year 2026

Borrowing Ratio	Period in Days	Due date	NAV per unit	Performance - based on NAV	Closing Price	Performance - based on TASI prices	Rental income to unit price - %age	Cost to Total Assets Ratio	Total Assets Value	Net Assets Value
0.00%	---	---	7.69	1.17%	10.94	-1.44%	5.05%	2.56%	SAR 96,559,956	SAR 90,750,744

Detailed Fees

Expense Type	Amount	Expense Ratio	Cap Limit
Custody	12,500	0.05%	0.10%
Management	203,849	0.84%	0.90%
Collection	57,939	0.24%	4.00%
Valuations	-	0.00%	30,000
Property Maintenance	-	0.00%	Actual
Registration	54,849	0.23%	220,000
Listed	12,466	0.05%	300,000
Audit	8,822	0.04%	35,000
CMA	1,890	0.01%	7,500
Board Members	5,545	0.02%	22,000
Performance	-	0.00%	---
Depreciation	228,416	0.95%	---
Others	31,132	0.13%	0.25%
Total	**617,408**	**2.56%**	

List of Real-Estate in Fund's Portfolio

Ser.	Name	Warehous	Total Size	Percentage	Occupancy Percentage
1	Compound 1	Southern	10,584	16.18%	100.00%
2	Compound 2	Southern	10,000	15.29%	0.00%
3	Compound 3	Southern	11,229	17.17%	100.00%
4	Compound 1	Northern	10,671	16.32%	100.00%
5	Compound 2	Northern	12,507	19.12%	100.00%
6	Compound 3	Northern	10,414	15.92%	100.00%

Statement of Distributed Profits - Since Inception

Announcement Period	Distributions	Existing Units	Dist. Per Unit	% of Funds NAV	Due Date
Q4-2017	2,950,000	11,800,000	0.2500	2.44%	8-Nov-17
Q3-2018	5,900,000	11,800,000	0.5000	4.86%	25-Jul-18
Q2-2019	5,900,000	11,800,000	0.5000	5.13%	25-Jun-19
Q4-2020	3,540,000	11,800,000	0.3000	3.60%	15-Oct-20
Q4-2021	4,000,000	11,800,000	0.3390	4.70%	5-Dec-21
Q4-2022	3,450,000	11,800,000	0.2924	4.04%	17-Oct-22
Q4-2023	4,019,000	11,800,000	0.3406	4.58%	20-Nov-23
Q4-2024	4,720,000	11,800,000	0.4000	5.03%	5-Dec-24
Q4-2025	5,074,000	11,800,000	0.4300	5.39%	2-Dec-25

A statement of the changes that affected the fund's function during the quarter

Not applicable

Statement of Distributed Profits for Q1 2026

Announcement Period	Distributions	Existing Units	Dist. Per Unit	% of Funds NAV	Due Date
Q2-2026	-	11,800,000	-	N/A	N/A

A list of the names of all the properties that make up the Fund’s portfolio

	Land Area (m2)	Built-up Area (m2)	Purchase Value (SAR)	Carrying Value (SAR)	% of Total Assets	Occupancy Rate %
Al-Khumrh Warehouses	65,387.71	65,404.00	118,000,000	88,328,679	91.48%	**Please refer to List of Real-Estate in Fund's Portfolio in this report**

The fund's acquisition of real estate during the relevant quarter

Not applicable

Disclaimer