

# Annual Report 2024

Al-Jazira REIT Fund

Real Estate Investment Traded Fund (REIT)

December 2024

Fund reports are available upon request and free of charge.



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Al-Jazira Capital and its main address is: P.O. B. 20438 Riyadh 11455, Kingdom of Saudi Arabia, phone 01 12256000, fax 01 12256068. Licensed by the Capital Market Authority under Resolution No. 2-38-2007 and dated 7-8-1428 H, corresponding to 7-22-2007AD according to License No. 07076-37 to practice trading activity As principal and agent, underwriting, managing, arranging, advising and preserving securities business.

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01

# ABOUT ALJAZIRA REIT FUND

# Key information

## Brief about the Fund:

- > Al-Jazira REIT Fund is a real estate investment fund traded in the Saudi Stock Exchange and complies with the controls of the Sharia Board of Al-Jazira Capital. It was established in accordance with the rules and regulations of the Capital Market Authority.
- > The Fund primarily aims to acquire constructively-developed leased or leasable real estates that represent a minimum of 75% of the total value of the Fund’s assets.
- > The fund also targets investment in the field of real estate development and Publicly offered Murabaha Funds in Saudi Riyal, at a rate not exceeding 25% of the total value of the fund’s assets.

Listing date	15/02/2017
Fund symbol in Saudi Tadawul	4331
Number of fund units issued	11,800,000 Unit
Fund Term	99 years as of its operation.
Dividend distribution policy	The Fund aims to distribute at least of 90% of the Fund’s net profits annually
Fund currency	Saudi Riyal (ﷲ)
Description of the benchmark and service provider	N/A
Unit Par Value	ﷲ 10
Unit closing price (As of 12/31/2024)	ﷲ 15.04

## 1. Assets in which the fund is investing in:

The fund is mainly investing in Al Khumra Warehouse in Jeddah. The project is composed of two blocks; each block contains 3 compounds with similar area size. Each compound have a number of warehouse between 10 to 12, as follows:

>	<b>First compound:</b>	10,584m <sup>2</sup> comprising 10 warehouses.
>	<b>Second compound:</b>	10,000m <sup>2</sup> comprising 12 warehouses.
>	<b>Third compound:</b>	11,229m <sup>2</sup> comprising 10 warehouses.
>	<b>Fourth compound:</b>	10,671m <sup>2</sup> comprising 10 warehouses.
>	<b>Fifth compound:</b>	12,507m <sup>2</sup> comprising 12 warehouses.
>	<b>Sixth compound:</b>	10,414m <sup>2</sup> comprising 10 warehouses.

<b>Real Estate Name</b>	Khumra Warehouses
<b>Sector</b>	Logistics (warehousing sector)
<b>Ownership</b>	Freehold
<b>Development status</b>	Completely developed
<b>Land Area (m<sup>2</sup>)</b>	65,387.71
<b>Built-up Area (m<sup>2</sup>)</b>	65,404
<b>The percentage of rent amount for the asset in the total rent of the fund's</b>	100%
<b>Occupancy rate</b>	100%

## 2. Assets in which the fund is aiming to invest in

Also, the fund is currently looking for high quality assets in all real estate sectors, and the announcement will be made directly in the event that suitable assets for the fund are reached. There are no other real estate owned by the fund at the date of this report.



# Fund Performance

## 1. Key Performance Indicators

Previous performance of the fund

Total return

Period	One Year	3 Years	5 Years
Fund	-2.37%	4.58%	-14.17%

\* The above performance table do not reflects the impact of dividend distributions during the period

Annual total return

Period	2017	2018	2019	2020	2021	2022	2023	2024
Fund	0.60%	6.10%	-1.41%	-19.08%	5.30%	2.72%	9.02%	-2.37%

Fund fees for the year 2024

Type	Amount including VAT "฿"	Ratio of fee to average net assets Value
Fund Manager fee	813,577	0.9103%
Custody	50,556	0.0565%
Board Members	21,940	0.0245%
Auditors	34,904	0.0390%
Listed	67,398	0.0754%
Registration	220,000	0.2461%
CMA	7,480	0.0083%
Property Management	256,164	0.2866%
Property Maintenance	-	-
Valuation	8,000	0.0089%
Depreciation	928,891	0.0394%
Impairment (loss) / reversal on real estate properties held for investment	1,021,167	1.1426%
Other Expenses	50,628	0.0566%
Total Fees	3,480,705	3.8948%

\* There were no circumstances in which the fund manager decided waive or rebate any fees for this year.

Comparison table covering the last three fiscal years

Period	2022	2023	2024
Net Asset Value (Fair Value in ฿)	84,779,226	88,009,835	86,313,790
Net Asset Value / Unit (Fair Value in ฿)	7.1847	7.4923	7.3147
(High) NAV/Unit (in ฿)	7.2216	7.4923	7.9475
(Low) NAV/Unit (in ฿)	7.1847	7.4437	7.3147
Number of Units	11,800,000	11,800,000	11,800,000
Dividend per Unit (฿/Unit)	0.29	0.3405	0.4000
Expense Ratio to total assets value	3.5388%	2.9906%	3.8948%
Results of comparing the fund's benchmark to the fund's performance	N/A		
Percentage of borrowed assets in the total asset value	N/A		
Loan fulfilment period	N/A		
Loan Maturity	N/A		
Percentage of the value of the leased real estates to the total value of the owned real estates	100%	100%	100%
Percentage of the value of unleased real estates to the total value of the owned real estates	0.00%	0.00%	0.00%
Percentage of uncollected revenues from total revenues	2.07%	3.97%	0.67%
Percentage of non-cash expenditures from the fund's net profits	16.27%	12.78%	-64.49%

2. Any special commission received by the fund manager during the period:

Not applicable

2022

# FUND GOVERNANCE



# The fundamental and non-fundamental changes that occurred

## Fundamental Changes:



There are no fundamental changes for the year 2024.

## Non-Fundamental Changes:



There are no Non-fundamental changes for the year 2024.

# Report of the Fund’s Board of Directors

## ► Fund Board Members:

### Mr. Bandar Abdulaziz Al-Hogail

Non-Independent

He worked in asset management and real estate investment with more than 16 years of experience. He also contributed to establishing and launching several real estate funds that invest in construction and infrastructure development and income-generating real estate funds.

### Eng. Fahad Mohammed Al Jarallah

Independent

He holds a Bachelor Degree in Civil Engineering from King Saud University in Riyadh. He has extensive experience in project management and construction.

### Mr. Abdulaziz Al-Tuwajiri

Independent

He holds a Master equivalent high diploma in Advanced Banking Studies, from Institute of Public Administration, Riyadh. He has more than twenty years of experience in banking and investment.

### The topics discussed and issued resolutions, including the fund's performance and fund's achievement of its objectives.

The first meeting of the Fund’s Board of Directors Held on Sunday on 09 June 2024		The second meeting of the Fund’s Board of Directors Held on Tuesday on 17 Dec 2024	
Topics discussed			
<ul style="list-style-type: none"><li>➤ The board discussed the status of the fund and tenants during the first half of 2024, including the collection of outstanding rent from tenants, which includes the tenant "Al-Moqai Al-Raees Property Management Co." for the rent due on 30/09/2023.</li><li>➤ The board discussed the contracts of tenants expected to expire during the year and the plan in place for managing these contracts.</li><li>➤ The board discussed the latest developments in the legal case against the former tenant “Tahzeen Company for Support Services” which was issued a final judgment by the Riyadh Court of Appeal, obligating the company to pay the rulings issued in favor of the fund, totaling ﷲ5,928,605. The board agreed to delegate the fund’s lawyer to communicate with the tenant with a proposal to settle 76% of the total amount owed, which equals ﷲ4.4 million, to be paid in two installments: ﷲ2.2 million in the first year and ﷲ2.2 million in the second year.</li><li>➤ The board discussed the latest updates on the transfer of the title deeds of the assets of Al-Jazira REIT Fund from the ownership of Alinma Investment Company (Custodian) to Mawten Al-Jazira Real Estate Company (the SPV of the fund).</li></ul>		<ul style="list-style-type: none"><li>➤ The board discussed the latest updates on the fund and the current occupancy rate of the warehouses, which stands at 100%. The contract with the tenant "Hamad Al-Raqeeb Company" for warehouse number 39-54, which expired last August, has been renewed and the rental rate has been increased from ﷲ80 per/sqm to ﷲ120 per/sqm (a 50% increase over the previous contract's rental rate) for a period of 3 years. This increase is expected to have a positive impact on the fund's revenues, which will in turn reflect on the distributions to unit holders in the fund.</li><li>➤ The board discussed the market study by the fund's property manager, “Starlink Company," on the rental conditions in Al-Khumra area. Recommendations were made by the property manager to increase rental rates in the coming years. The board requested the property manager to submit recommendations and proposals to improve the rental yields of the fund's assets, along with the associated costs if necessary.</li><li>➤ The board discussed that all rental amounts from tenants for the year 2024 have been received, except for "Al-Moqai Al-Raees Property Management Co.", which has not paid the due rent as of the meeting date, which was due on 30/09/2024. The Property Manager is in communication with them to complete the necessary collection procedures.</li><li>➤ The board discussed the cash distributions to the unit holders of the fund. A cash dividend of ﷲ4,720,000, representing 4% of the initial price, was distributed to the unit holders of Al-Jazira REIT for the full year of 2024, the board also recommended preparing a policy for dividends distribution and sharing it with the board for approval.</li></ul>	

# Report of the Fund’s Board of Directors

The topics discussed and issued resolutions, including the fund's performance and fund's achievement of its objectives.

The first meeting of the Fund’s Board of Directors Held on Sunday on 09 June 2024	The second meeting of the Fund’s Board of Directors Held on Tuesday on 17 Dec 2024
Issued resolutions before the meeting	
<ul style="list-style-type: none"><li>➤ Approval of the proposed payment settlement for the former tenant "Tahzeen Company for Support Services".</li><li>➤ Approval of the Fund's financial statements for the fiscal year ending December 31, 2023.</li><li>➤ Review of the reporting requirements, including the evaluation of the performance and quality of services provided by the parties concerned with providing essential services to the Fund.</li><li>➤ Evaluate the mechanism of the Fund Manager’s dealing with risks related to the Fund’s assets in accordance with the Fund Manager’s policies and procedures regarding monitoring the risks related to the Fund and how to deal with them.</li><li>➤ Review the report containing all complaints and the actions taken regarding them.</li></ul>	<ul style="list-style-type: none"><li>➤ Approval of the preliminary financial statements for Al-Jazira REIT for the six-month period ending June 30, 2024.</li><li>➤ Approval of the renewal of the contract with “Hamad Mohammed Al-Raqeeb &amp; Sons Trading Company”.</li><li>➤ Approval to transfer of the title deeds of Al-Jazira REIT's assets from the ownership of Alinma Investment Company (the fund's custodian) to Mawten Al-Jazira Real Estate Company (the Fund-SPV) as a "هبة"</li><li>➤ Approval of the proposed cash distributions to the unit holders of the fund for 2024.</li><li>➤ Approval of the contract with the appraiser "Esnad Real Estate Valuation Company" and its appointment for the fund.</li></ul>

# Fund Service Providers

## Fund Manager:



Name	Aljazira Capital
Address	KSA. P.O. Box 20438, Riyadh 11455
Contact	Tel.: +966 11 2256000 www.aljaziracapital.com.sa
Sub-fund manager	N/A

## OMM Manager:



Name	Star Link Real Estate
Address	KSA.P.O. Box 20179, Jeddah 21413. Prince Sultan St., North of Tarikh Roundabout, Al-Sultanh Tower
Contact	Tel.: 920005963 Fax: +966 12 6553846 www.starlink.co

## Chartered Accountant:



Name	PKF Al Bassam & Co.
Address	KSA. P.O. Box 28355, Riyadh 11437 Prince Muhammad Bin Abdulaziz (Tahlia) St., Sulaymaniyah district.
Contact	Tel.: +966 11 2065333 http://www.pkf.com/saudi-arabia

## Zakat & Tax Advisor:



Name	Deloitte and Touche & Co.
Address	KSA. P.O. Box: 213, Riyadh 11411
Contact	Tel.: +966 11 2256000 www.aljaziracapital.com.sa

## Custodian:



Name	Alinma investment
Address	KSA, P.O. Box 66333, Riyadh, King Fahd Road, Olaya
Contact	Tel.: +966 11 2185999 www.alinmainvestment.com
Sub-custodian	N/A

## Valuators:



Valuator Name 1	Esnad Real Estate Valuation	Valuator Name 2	Barcode
Contact	Tel. +966122064111 www.esnadrealstate.com	Contact	Tel. 920005564 www.barcode-sa.com

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# FUND ANNUAL RISK ASSESSMENT



# Fund Annual Risk Assessment

## ► Risk Assessment Report



### Fund Name

Aljazira REIT Fund.



### Fund term

99 years from the beginning of the fund.



### Fund Type

Real estate investment traded fund in compliance with Islamic Sharia regulations, traded in the Saudi Stock Exchange (Tadawul).



### Risk Level

Medium.






### Fund Objective

A closed-end real estate investment traded fund aims to invest in developed properties that qualified to generate periodic rental income and to distribute at least 90% of fund's net profits in cash to investors, at least once a year, during the third quarter of each year, after collecting the rental income. The fund will mainly invest in Al-khumra warehouses in Jeddah, These warehouses are completely owned by the Aljazira Income Real estate Fund.



# Fund Annual Risk Assessment

	 Potential Risks	 Risk Description	 Risk Mitigation
1	Real Estate Market Risk	Real estate prices may fluctuate which could lower valuation hence negatively impact the NAV.	This Risk was disclosed and accepted by unit holders.
2	Inflation Risk	Risk of rental income not linked to inflation which will impact the fair value of the portfolio.	Rental rates are adjusted upward upon renewal based on market conditions. The lease tenure typically ranges from 3 to 5 years.
3	Execution Risk	Due to the possibility of investing up to 25% of the fund's value in assets under development, the fund could face risk of delays in the developments of projects.	We do not have any current investments in development projects, and there are no plans for the fund to invest in real estate development projects.
4	Insurance Risk	<ul style="list-style-type: none"> <li>&gt; Real estate insurance.</li> <li>&gt; The increase in The total costs of maintenance and renovation of existing properties due to unforeseen expenses resulting from natural events or any other reason.</li> </ul>	The contract obliges the tenant to conclude an insurance contract to cover any damages to the property.




# Fund Annual Risk Assessment

	 Potential Risks	 Risk Description	 Risk Mitigation
5	Occupancy Risk	The inability to achieve the expected occupancy rates, which affects the profitability of the Fund.	The property manager addresses the tenant before the end of his contract to find out his desire to renew the contract, or start looking for another tenant according to the updated real estate rental prices.
6	Credit Risk	The risk that tenants may be unable to fulfill their rent payment obligations on time or in full due to financial instability or poor credit worthiness.	As part of the tenant onboarding process, credit worthiness review is conducted for new tenants. Furthermore, lease agreements are formalized through the Ejar platform, enhancing legal enforceability and offering stronger protection in cases of rent default.
7	Liquidity Risk	The potential that the Fund may lack sufficient cash resources to fully meet its obligations (such as debt service, dividends, operating expenses, and capital expenditures) when they come due, or that it may be required to settle these obligations on significantly disadvantageous terms.	The Fund Manager oversees liquidity needs by ensuring adequate funds are available to fulfill obligations as they come due.
8	Strategic Risk	Real estate profitability is affected in the medium and long term as a result of the inability to devise and implement the appropriate strategy.	The fund has strategy to increase its assets by increasing the capital size. With high quality assets that generate an attractive returns. The fund board reviews the fund strategy regularly.
9	Concentration Risk	> The risk of potential loss arising from the concentration of the fund's portfolio in a limited number of tenants, sectors, or geographic locations.	The fund established with the disclosure of the current risks with the same focus on investing in one sector as disclosed in the fund's terms and conditions. The assets are relatively diversified between different tenants.

# Fund Annual Risk Assessment

	 Potential Risks	 Risk Description	 Risk Mitigation
10	VAT Risk	Given the complex procedures and continuously changing requirements of VAT refund, the fund might not be able to recover the VAT expenses that have been paid which would negatively impact the fund performance.	VAT Advisor was appointed by the Fund Manager to manage VAT matters.
11	Changes in Economic Conditions	<ul style="list-style-type: none"> <li>&gt; Changes in economic conditions, including, for example: inflation rates, political events and trends and other factors that affect the Fund's opportunities.</li> <li>&gt; The fluctuation of interest rates, which affects the fund in the event that it invests in murabaha financial securities or when obtaining loan to finance the fund's assets.</li> </ul>	Economic changes are taken into account and reviewed periodically by the fund manager.
12	Operation, Maintenance and Marketing Manager Risk	<ul style="list-style-type: none"> <li>&gt; Negligence of the Operation, Maintenance and Marketing manager in carrying out his assigned duties.</li> <li>&gt; Early termination of the contract of operation, maintenance and marketing manager, which may negatively affect the real estate operations.</li> </ul>	The performance of the property manager is annually reviewed.
13	Key Personnel Risk	The inability to attract or retain key employees which may affect the fund objective and performance.	The fund manager has a qualified staff with experience in managing a generating-income real estate fund and aims to grow and retain the employees.
14	Shariah Risk	Failure to comply with Shariah regulations, which may lead to abandoning the investment or part of it.	The Sharia committee conduct quarterly review of the fund.

# Fund Annual Risk Assessment

	 Potential Risks	 Risk Description	 Risk Mitigation
15	Valuation Risk	Evaluating the value of the property to present an estimate of its value by independent appraisers or in cases of internal evaluation.	All appraisers of the fund have licenses to practice the profession of real estate appraisal according to the Saudi Authority for Accredited Valuers.
16	Dividends Payment Risk	Although, according to the guidelines of the real estate investment traded funds, the fund is required to distribute at least 90% of its net income to the unitholders annually. There are no guarantees on future distributions amounts, also the fund may not able to make any distribution. Due to unforeseen events or a decrease in revenues that may affect the fund performance.	The risk of fluctuation of the fund's revenues and distributions as a result of a default by one of the tenants is possible, which is one of the risks that were disclosed within the investment risks in the fund terms and condition
17	Potential Conflicts of Interest	Conflict may result in the fund as an unintentional bias, due to its involvement with different parties the fund managers, administrator, and Maintenance that may be associated with the subsidiary companies of the fund.	The fund manager seeks to avoid any conflict of interest between the fund manager and related parties, and in the event that it occurs, the fund manager will present it to the fund board for approval or rejection to ensure the interest of the fund unit holders.

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# FUND FINANCIAL STATEMENT



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The financial statements for the annual accounting period of the investment fund are prepared in accordance with the accounting standards approved by the Saudi Authority for Auditors and Accountants.



**AL-JAZIRA REIT FUND**  
**(MANAGED BY ALJAZIRA CAPITAL COMPANY)**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**  
**WITH INDEPENDENT AUDITOR'S REPORT**

**AL-JAZIRA REIT FUND**  
**A Real Estate Investment Traded**  
**Financial Statements**  
**For the year ended 31 December 2024**  
**with the Independent Auditor's Report**

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## INDEPENDENT AUDITOR'S REPORT

**TO THE UNITHOLDERS OF ALJAZIRA REIT FUND**  
**RIYADH, KINGDOM OF SAUDI ARABIA**  
**REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

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### OPINION

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Al Jazira REIT Fund (the "Fund") Managed by Al Jazira Capital Company ("The Fund Manager") as at 31 December 2024, and its financial performance and its cash flows for the for the year then ended, in accordance with International Financial Reporting Standards that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by Saudi Organization for Chartered and Professional Accountants (SOCPA).

We have audited the financial statements of the Fund, which comprise of the following:

- The statement of financial position as at 31 December 2024;
- The statements of Comprehensive income for the year then ended;
- the statement of changes in net assets attributable to Unitholders for the year then ended;
- The statement of cash flows for the year then ended, and;
- The notes to the financial statements, including material accounting policies/policy information and other explanatory information.

### BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia. Our responsibilities under those standards are further described in the Auditor's *Responsibilities for the Audit of the Financial Statements* section of our report. We are independent from the Fund in accordance with the professional code of conduct and ethics that are endorsed in the Kingdom of Saudi Arabia that are relevant to our audit of the financial statements and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

## INDEPENDENT AUDITOR'S REPORT

**TO THE UNITHOLDERS OF ALJAZIRA REIT FUND**  
**RIYADH, KINGDOM OF SAUDI ARABIA**  
**REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

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### KEY AUDIT MATTERS (CONTINUED)

Key Audit Matters	How our audit addressed the key audit matter
<b>Investment properties Valuation</b>	
<p>Al Jazira REIT Fund owns a portfolio of investment properties comprising of commercial warehouses located in the Kingdom of Saudi Arabia.</p> <p>Investment properties are held for capital appreciation and or rental yields, are stated at cost less accumulated depreciation and any accumulated impairment losses. Investment properties are remeasured for impairment losses when events or changes in circumstances indicate that the carrying value may not be recoverable. An impairment loss, if any, is recognized in the amount by which the carrying amount of the asset exceeds its recoverable amount.</p> <p>To assess impairment in the value of real estate investments, the Fund Manager monitors fluctuations in the fair value of real estate by engaging independent certified real estate evaluators to conduct an approved evaluation of the Fund's investment properties on a semi-annual basis.</p> <p>We considered this to be a key audit matter as the assessment of impairment requires significant judgment by the fund manager and the potential impact of an impairment, if any, could be material to the financial statements.</p> <p>Please refer to the significant accounting judgments, estimates, and assumptions in Note No. 4 relating to impairment of Investment properties, Note No. 5 which contains significant accounting policies relating to impairment in value, and Note No. 11 relating to Investment Properties</p>	<p>For the impairment of investment properties, we performed the following audit procedures:</p> <ul style="list-style-type: none"> <li>■ We obtained two valuation reports from independent real estate appraisers certified by "Taqeem" for each investment property as of December 31, 2024, and we confirmed that the valuation methods are appropriate for use in determining the carrying values as of the date of the report;</li> <li>■ Evaluating the competence, capabilities, and objectivity of evaluation experts.</li> <li>■ Gain an understanding of the work of evaluation experts.</li> <li>■ We assessed the independence of the external evaluators and read the Fund's contractual terms to determine whether there were any matters that might affect their objectivity or that might impose limitations on the scope of their work;</li> <li>■ Involving Our audit professional expert in evaluating key assumptions and estimates, used by the real estate valuation experts in determining the fair values of the investment properties;</li> <li>■ Recalculated recoverable amount, i.e. higher than the fair value or value in use of the relevant investment properties in accordance with the above-mentioned valuation reports;</li> <li>■ We have reconciled the average fair value of investment properties in accordance with Note No. 11 with the reports of external valuers; And</li> <li>■ Evaluating the adequacy of disclosures in the financial statements.</li> </ul>

## INDEPENDENT AUDITOR'S REPORT

**TO THE UNITHOLDERS OF ALJAZIRA REIT FUND  
RIYADH, KINGDOM OF SAUDI ARABIA  
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

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### OTHER INFORMATION

Other information consists of the information included in the Fund's 2024 annual report, other than the financial statements and auditor's report thereon. Management is responsible for the other information in its annual report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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### RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE FINANCIAL STATEMENTS

Fund Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the SOCPA and the applicable provision Real Estate Investment Fund Regulations's, and It is responsible for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance, i.e. the Fund's Board of Directors, are responsible for overseeing the Fund's financial reporting process .

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## INDEPENDENT AUDITOR'S REPORT

**TO THE UNITHOLDERS OF ALJAZIRA REIT FUND  
RIYADH, KINGDOM OF SAUDI ARABIA  
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

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### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. 'Reasonable assurance' is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund's to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

#### RIYADH

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INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF ALJAZIRA REIT FUND  
RIYADH, KINGDOM OF SAUDI ARABIA  
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

(5 /5)

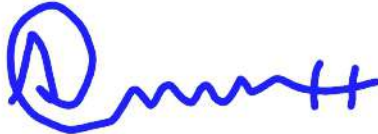
**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)**

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

For PKF Al-Bassam Chartered Accountants



Ahmed A. Mohandis  
Certified Public Accountant  
License No. 477  
Riyadh, Kingdom of Saudi Arabia  
26 Ramadan 1446 H  
Corresponding to: 26 March 2025

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**AL-JAZIRA REIT FUND**  
A Real Estate Investment Traded  
**STATEMENT OF FINANCIAL POSITION**  
**As at 31 December 2024**  
(Amounts in SAR)

	Note	As at 31 December 2024	As at 31 December 2023
<b><u>ASSETS</u></b>			
<b><u>Current assets</u></b>			
Cash at bank	8	1,755,035	1,284,231
Rent receivable	9	128,049	64,024
Accrued lease income		42,890	241,557
Prepayments and other assets	10	121,229	83,134
<b>Total current assets</b>		<b>2,047,203</b>	<b>1,672,946</b>
<b><u>Non-current assets</u></b>			
Investment properties	11	86,964,306	88,914,364
<b>Total non-current assets</b>		<b>86,964,306</b>	<b>88,914,364</b>
<b>Total assets</b>		<b>89,011,509</b>	<b>90,587,310</b>
<b><u>LIABILITIES</u></b>			
<b><u>Current liabilities</u></b>			
Accrued fund management fees	12	212,805	198,513
Unearned rental income	13	2,016,342	1,949,700
Accrued custodian fees		151,946	101,390
Accrued expenses and other liabilities		316,626	327,872
<b>Total current liabilities</b>		<b>2,697,719</b>	<b>2,577,475</b>
<b>Total liabilities</b>		<b>2,697,719</b>	<b>2,577,475</b>
<b>NET ASSETS ATTRIBUTE TO UNITHOLDERS</b>			
		<b>86,313,790</b>	<b>88,009,835</b>
<b>Units in issue (numbers)</b>		<b>11,800,000</b>	<b>11,800,000</b>
<b>Assets carrying value attribute to the unit</b>		<b>7.31</b>	<b>7.46</b>
<b>Assets fair value attribute to the unit</b>	15	<b>7.31</b>	<b>7.49</b>

The accompanying notes 1 to 24 form an integral part of these financial statements.

**AL-JAZIRA REIT FUND**

A Real Estate Investment Traded

**STATEMENT OF COMPREHENSIVE INCOME****For the year ended 31 December 2024**

(Amounts in SAR)

	Note	31 December 2024	31 December 2023
<b><u>INCOME</u></b>			
Rental income from investment property	14	<b>6,414,278</b>	5,975,801
Realized gain from investments carried at FVTPL	12	<b>90,382</b>	-
<b>Total Income</b>		<b>6,504,660</b>	5,975,801
<b><u>EXPENSES</u></b>			
Properties management expenses		<b>(256,164)</b>	(234,407)
Fund management fees	12	<b>(813,577)</b>	(782,117)
(Impairment)/Reversal of impairment in investment properties	11	<b>(1,021,167)</b>	3,850,814
Other income		-	112,246
Depreciation of investment properties	11	<b>(928,891)</b>	(926,354)
Other expenses	16	<b>(410,350)</b>	(695,679)
Custodian fees		<b>(50,556)</b>	(50,695)
<b>Total Expenses</b>		<b>(3,480,705)</b>	1,273,808
<b>Net income for the year</b>		<b>3,023,955</b>	7,249,609
Other comprehensive income		-	-
<b>Total comprehensive income for the year</b>		<b>3,023,955</b>	7,249,609

The accompanying notes 1 to 24 form an integral part of these financial statements.

**AL-JAZIRA REIT FUND**

A Real Estate Investment Traded

**STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO UNIT HOLDERS****For the year ended 31 December 2024**

(Amounts in SAR)

	<u>Note</u>	<b>31 December 2024</b>	31 December 2023
<b>Net assets value attributable to the unitholders at the beginning of the year</b>		<b>88,009,835</b>	84,779,226
<b>Total comprehensive income for the year</b>		<b>3,023,955</b>	7,249,609
<b>Dividends during the year</b>	19	<b>(4,720,000)</b>	(4,019,000)
<b>Net assets value attributable to the unitholders at the end of the year</b>		<b>86,313,790</b>	88,009,835

The accompanying notes 1 to 24 form an integral part of these financial statements

**AL-JAZIRA REIT FUND**  
A Real Estate Investment Traded  
**STATEMENT OF CASH FLOWS**  
**For the year ended 31 December 2024**  
(Amounts in SAR)

	<u>Notes</u>	<b>31 December 2024</b>	31 December 2023
<b>OPERATING ACTIVITIES</b>			
Net income for the year		<b>3,023,955</b>	7,249,609
<i>Adjustments to</i>			
Investment properties depreciation	11	<b>928,891</b>	926,354
Realized gain from investments carried at FVTPL		<b>(90,382)</b>	-
Impairment/(Reversal) of impairment in investment properties	11	<b>1,021,167</b>	(3,850,814)
<b>Changes in operating assets and liabilities:</b>			
Rent Receivable		<b>(64,025)</b>	(64,024)
Accrued Lease Income		<b>198,667</b>	(115,622)
Prepayments and other assets		<b>(38,095)</b>	109,866
Accrued management fees		<b>14,292</b>	7,858
Unearned rental income		<b>66,642</b>	202,739
Accrued custodian fees		<b>50,556</b>	50,695
Accrued expenses and other liabilities		<b>(11,246)</b>	(36,125)
<b>Net cash generated from operating activities</b>		<b>5,100,422</b>	4,480,536
<b>INVESTING ACTIVITIES</b>			
Proceeds from selling investments at FVTPL		<b>5,890,382</b>	-
Payments to purchase investments at FVTPL		<b>(5,800,000)</b>	-
<b>Net cash generated from investing activities</b>		<b>90,382</b>	-
<b>FINANCING ACTIVITIES</b>			
Dividends	19	<b>(4,720,000)</b>	(4,019,000)
<b>Net cash used in financing activities</b>		<b>(4,720,000)</b>	(4,019,000)
<b>Net change in cash at bank balances during the year</b>			
		<b>470,804</b>	461,536
Cash and cash equivalents at the beginning of the year		<b>1,284,231</b>	822,695
<b>Cash in bank balances at the end of the year</b>	8	<b>1,755,035</b>	1,284,231

The accompanying notes 1 to 24 form an integral part of these financial statement

## **1) THE FUND AND ITS ACTIVITIES**

The Al Jazira REIT Fund ("REIT") is a Shariah compliant real estate investment traded fund. The fund operates in accordance with the Real Estate Investment Funds Regulations and REIT Regulations issued by the Capital Market Authority (CMA). The fund is listed on the Saudi Stock Exchange ("Tadawul") and traded on the Tadawul in accordance with its rules and regulations. The size of the fund is 118 million Saudi riyals, The REIT has a term of 99 years from the beginning of its operation.

Al-Jazira Financial Markets Company ("Fund Manager"), a Saudi Closed Joint Stock Company registered under Commercial Registry No. 1010351313, authorized to a person by the Capital Market Authority with License No. 07076-37, runs a REIT.

Alinma Investment Company ("Custodian") is the Custodian of the Fund.

The main investment objective of the fund is to invest in structurally developed real estate that generates periodic income and distributes a percentage of no less than 90% of the fund's net profits in cash to investors during the fund's operating period at least once annually during the third quarter of each year subject to rent collections and fund dividends policy. The fund has invested mainly in warehouses in Jeddah.

## **2) REGULATING AUTHORITY**

The Fund operates in accordance with Real Estate Investment Fund Regulations ("REIFR") issued by the CMA. The regulations detail the requirements for real estate funds and traded real estate funds within the Kingdom of Saudi Arabia.

## **3) BASIS OF PRESENTATION**

### ***3.1. Statement of compliance***

These financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS"), as issued by the International Accounting Standards Board ("IASB") as endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organization for Chartered and Professional Accountants ("SOCPA").

The Minister of Finance, pursuant to Ministerial Resolution No. (29791) dated 9 Jumada al-Awwal 1444 (corresponding to December 3, 2022), approved the zakat rules for the investment fund permitted by the CMA.

The rules apply from 1 January 2023 and require investment funds to register with the Zakat, Tax and Customs Authority (ZATCA). The rules also require investment funds to submit a zakat information declaration to the Authority within 120 days of the end of their financial year, including audited financial statements, records of transactions with related parties, and any other data required by the ZATCA. Under the rules, investment funds are not subject to zakat provided that they do not engage in unconditional economic or investment activities in accordance with the terms and conditions approved by the CMA. Zakat is to be collected from the Fund's unit holders

### ***3.2 Basis of measurement***

These financial statements have been prepared under the historical cost convention, using accrual basis of accounting and the going concern concept except for financial assets measured at fair value through profit or loss.

### ***3.3 Functional and presentation currency***

These financial statements are presented in Saudi Riyals ("SR"), which is the functional currency of the Fund. All financial information has been rounded off to the nearest SR, unless otherwise stated.

### ***3.4 Comparative information***

The Fund has presented the comparative information for the year ended 31 December 2023.



#### **4) MATERIAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS**

In the ordinary course of business, the preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expense. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognised in the period in which the estimates are reviewed and in any future period affected. The significant accounting judgements and estimates applied in the preparation of these financial statements are as follows:

##### ***4.1 Judgments***

Information about judgments made in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements. Judgement has been applied in the cases of determining whether an arrangement contains a lease and classification of leases.

##### ***4.1.1 Going concern***

The Fund's manager has made an assessment of Fund's ability to continue as a going concern and is satisfied that the Fund has the resources to continue in business for the foreseeable future. Furthermore, the management is not aware of any material uncertainties that may cast significant doubt on Fund's ability to continue as a going concern.

##### ***4.2 Assumptions and Estimation Uncertainties***

##### ***4.2.1 Impairment of investment properties***

The Fund assesses whether there are any indicators of impairment for all investment properties at each reporting date. The assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable. If any indication exists, or when annual impairment testing for an asset is required, the Fund estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an assets or CGU's fair value less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely dependent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using the appropriate discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used.

For investment properties, an assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the REIT estimates the assets or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit or loss.

The Fund recognises an allowance for expected credit loss ("ECL") for all debt instruments not held at fair value through profit or loss. ECL are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Fund expects to receive, discounted at an approximation of the original effective interest rate ("EIR"). The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

**4) MATERIAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (CONTINUED)**

**4.2 Assumptions and Estimation Uncertainties (Continued)**

**4.2.2 Impairment of financial assets held at amortised cost**

ECL are recognised in three stages. The expected credit loss rates are estimated using a provision matrix based on the payment profile of receivables before each reported period and corresponding historical credit losses experienced within the period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Fund has identified GDP to be the most relevant factor and accordingly adjusts the historical loss rates based on the expected changes in these factors.

the Fund recognises lifetime ECL when there has been a significant increase in credit risk since initial recognition. However, if the credit risk on the financial instrument has not increased significantly since initial recognition, the Fund measures the loss allowance for that financial instrument at an amount equal to 12-month ECL.

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Fund presumes that the credit risk on a financial asset has increased significantly since initial recognition when contractual payments are more than 30 days past due

financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- The debtor is unlikely to pay its credit obligation to the fund in full, without recourse by the Fund to actions such as opening a legal case against him, or
- The financial asset is more than 365 days past due,

The expected credit loss approach breaks the total loss amount modelling into the following parts: Probability of Default (PD), Loss Given Default (LGD), Exposure at Default (EAD). These are briefly described below:

**Probability of Default (PD):** The likelihood of a default over a particular time horizon. It provides an estimate of the likelihood that a borrower will be unable to meet its debt obligations.

**Loss Given Default:** It is defined as the percentage risk of exposure that is not expected to be recovered in the event of default. It is usually expressed as a percentage of the EAD. This is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from any collateral.

**Exposure at Default (EAD):** It is defined as the outstanding debt at the time of default. This is an estimate of the exposure at a future default rate, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, and expected drawdowns on committed facilities.

As at the year end, the Fund has rents receivables as financial assets carried at amortised cost. The Fund applies a general approach in calculating ECL. The Fund has established an allowance matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment. The information about the ECLs on the Fund's rent receivables is disclosed in note 9 and 18.1 in these financial statements.

**5) SUMMARY OF MATERIAL ACCOUNTING POLICIES**

***Cash and cash equivalents***

Cash and cash equivalents consist of cash in current accounts with a local bank. Cash and cash equivalents are measured at amortized cost in the statement of assets and liabilities.

***Rent receivable***

Receivables are initially measured at fair value plus incremental direct transaction costs, and subsequently at their amortized cost using effective commission method. Loss allowance for receivables is always measured at an amount equal to lifetime expected credit losses.

***Investment properties***

Investment properties are non-current assets held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of operations, use in the production or supply of goods or services or for administrative purposes. Investment property is measured at cost on initial recognition and subsequently at cost less accumulated depreciation and impairment losses if any. The cost is amortized minus the residual value of the real estate investment over the 30-year useful life or the term of the fund, whichever is lower.

Investment properties are derecognized when they are sold, owner-occupied or in case of not holding it for an increase in its value.

Any gain or loss on disposal of the investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognized in profit or loss. When investment property that was previously classified as property and equipment is sold, any related amount included in the revaluation reserve is transferred to retained earnings.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labor, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalized borrowing costs.

Impairment exists when the carrying value of an asset or cash generating unit ("CGU") exceeds the recoverable amount, which is the higher of the fair value less costs to sell and value in use. The recoverable amount is determined for an individual asset unless the asset does not generate cash inflows that are largely independent of those from other assets or Funds of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. The value in use is based on a discounted cash flow (DCF) model, whereby the future expected cash flows are discounted using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset. Impairment losses are recognized in the statement of comprehensive income.

An assessment is made at each reporting date to determine whether there is an indication that previously recognized impairment losses no longer exist or have decreased. If such indication exists, the Fund estimates the assets or CGU's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of comprehensive income.

**5) SUMMARY OF MATERIAL ACCOUNTING POLICIES(CONTINUED)**

***Impairment of non-current assets***

Properties are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount which is the higher of an asset's fair value less cost to sell and value in use. Where an impairment loss subsequently reverses, the carrying amount of the property is increased to the revised estimate of its recoverable amount, but the increased carrying amount should not exceed the carrying amount that would have been determined, had no impairment loss been recognized for the assets or cash-generating unit in prior years. A reversal of an impairment loss is recognized as income immediately in the statement of comprehensive income.

***Accrued expenses and other liabilities***

Accrued expenses and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective commission rate method. A provision is recognised when the Fund has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount can be made. Provision is not recognised for future operating loss.

***Rental income***

When the Fund acts as a lessor, it determines at the inception of the lease whether each lease represents a finance lease or an operating lease.

To classify each lease, the Fund conducts a comprehensive assessment of whether the lease transfers to the lessee substantially all of the risks and rewards associated with ownership of the underlying asset. If this is the case, the lease is a finance lease and if not, it is considered an operating lease. As part of this assessment, the Fund considers indicators such as whether the lease represents a major part of the economic life of the asset.

The Fund has assessed that all of its leases are operating leases. Properties that have been leased under operating lease contracts are included under investment property in the statement of financial position.

Rental income from operating leases is recognized using the straight-line method over the term of the lease. When the Fund provides incentives to tenants, the cost of the incentives is recognized over the term of the lease, on a straight-line basis, as a reduction of rental income.

***Management fee***

The Fund Manager charges the Fund, management fee at the rate of 0.9 percent per annum of the net fair value of fund's assets value, which is paid on semi-annual basis.

***Custodian fee***

The fund pays the custodian an annual fee of a maximum of 0.1 percent per annum of the net fair value of the assets of the fund, which is paid quarterly to the Custodian of the Fund.

***Board of directors' fee***

The Board of Directors shall be entitled to a maximum amount of SAR 22,000 for attending minimum of two meetings annually, which are due on a monthly basis and paid annually to the Fund Board.

***Other expenses***

Expenses include legal, accounting, auditing and other fees. They are recognised in profit or loss in the period in which they are incurred on an accrual basis.

**AL-JAZIRA REIT FUND**

A Real Estate Investment Traded

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(Amounts in SAR)

**5) SUMMARY OF MATERIAL ACCOUNTING POLICIES(CONTINUED)*****Zakat***

According to the zakat rules for investment funds, the Fund is not subject to zakat provided that it does not engage in economic or investment activities not stipulated in accordance with the terms and conditions approved by the CMA. Zakat will be collected from the fund's unitholders.

The fund manager must submit an information declaration to the Authority within a period not exceeding 120 days from the end of the financial year. The fund manager has registered the fund and will submit the annual zakat information return to the Authority.

***Distribution***

Dividends distribution to the Fund's unitholders is recognised as a liability in the Fund's financial statements in the period in which the dividends are approved.

The Fund has a policy of distributing dividends on annually basis for at least 90% of its net profit at a minimum during the third quarter of each year in case of the completion of lease collection, and after the approval of the Fund's Board of Directors, not including profit resulting from the sale of the underlying real estate assets.

***Equity per unit***

The net asset value of each unit is calculated by dividing the property rights of the owners of the units listed in the balance sheet by the number of units outstanding at the end of the year.

***Units in issue***

The Fund has units in issue. On liquidation of the Fund, they entitle the holders to the residual net assets. They rank Pari passu in all respects and have identical terms and conditions. The units provide investors with the right to require redemption for cash at a value proportionate to the investor's share in the Fund net assets in the event of the Fund's liquidation.

Units are classified as equity as it meets all of the following conditions:

- it entitles the holder to a pro rata share of the Fund's net assets in the event of the Fund's liquidation;
- it is in the class of instruments that is subordinate to all other classes of instruments;
- all financial instruments in the class of instruments that is subordinate to all other classes of instruments have identical features;
- apart from the contractual obligation for the Fund to repurchase or redeem the instrument for cash or another financial asset, the instrument does not include any other features that would require classification as a liability; and
- The total expected cash flows attributable to the instrument over its life are based substantially on the profit or loss, the change in recognized net assets or the change in the fair value of the recognized and unrecognized net assets of the Fund over the life of the instrument.

***Financial instruments******Recognition and initial measurement***

Receivables from operating leases issued are initially recognized when they are originated. All other financial assets and financial liabilities are initially recognized when the Fund becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a receivable from operating leases without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at Fair Value Through Profit or Loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue. Receivable from operating leases without a significant financing component is initially measured at the transaction price.

**5) SUMMARY OF MATERIAL ACCOUNTING POLICIES(CONTINUED)**

***Financial instruments(continued)***

***Recognition and initial measurement(continued)***

***Financial assets***

On initial recognition, a financial asset is classified as measured at amortized cost, fair value through other comprehensive income (FVTOCI) or fair value through profit or loss (FVTPL).

A financial asset is measured at amortized cost if it meets both of the following conditions:

- a. the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- b. the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A financial asset shall be measured at FVTOCI if both of the following conditions are met:

- a. the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- b. the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A financial asset shall be measured at FVTPL unless it is measured at amortized cost or at FVTOCI.

***Financial assets at fair value through profit or loss***

Financial assets at fair value through profit or loss include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit or loss, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortized cost or at fair value through OCI, as described above, debt instruments may be designated at fair value through profit or loss on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognized in the statement of profit or loss.

		<b>IFRS 9</b>	
<b>Measurement Category</b>		<b>Carrying amount</b>	<b>Carrying amount</b>
		<b>2024</b>	<b>2023</b>
<b>Financial assets</b>			
Cash at bank	Amortized cost	<b>1,755,035</b>	1,284,231
Rent receivable	Amortized cost	<b>128,049</b>	64,024

## **5) SUMMARY OF MATERIAL ACCOUNTING POLICIES(CONTINUED)**

### ***Financial instruments(continued)***

#### ***Subsequent measurement***

The following accounting policies apply to the subsequent measurement of financial assets.

<b>Financial assets at FVTPL</b>	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in profit or loss.
<b>Financial assets at amortized cost</b>	These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gain, loss, and impairment are recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.

### ***Reclassifications***

Financial assets are not reclassified subsequent to their initial recognition, except in the period after the Fund changes its business model for managing financial assets.

### ***Derecognition***

A financial asset is derecognized when:

- the rights to receive cash flows from the asset have expired, or
- the Fund has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement, and either:

(a) the Fund has transferred substantially all the risks and rewards of the asset, or

(b) the Fund has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

### **Impairment of financial assets**

Recognition of credit losses is no longer dependent on the Fund first identifying a credit loss event. Instead, the Fund considers a broader range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

#### **Expected credit loss assessment:**

The Fund applies IFRS 9 simplified approach for measuring expected credit losses, which uses a lifetime expected loss allowance. The method is applied for assessing an allowance against:

- financial assets measured at amortized cost

The expected loss rates are based on the payment profiles of receivables over a period of 12 months before each reported period and corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Fund has identified GDP of the Kingdom of Saudi Arabia (the country in which it renders the services), inflation rate and government spending to be the most relevant factor and accordingly adjusts the historical loss rates based on expected changes in these factors.

The expected loss approach breaks the total loss amount modelling into the following parts: Probability of Default (PD), Loss Given Default (LGD), Exposure at Default (EAD). These are briefly described below:

**Loss Given Default (LGD):** This is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from any collateral. It is usually expressed as a percentage of the EAD.

**Probability of Default (PD):** the likelihood of a default over a particular time horizon.



## **5) SUMMARY OF MATERIAL ACCOUNTING POLICIES(CONTINUED)**

### ***Financial instruments(continued)***

#### **Expected credit loss assessment(continued):**

**Exposure at Default (EAD):** This is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, and expected drawdowns on committed facilities.

#### ***Model and Framework***

The Fund uses a point in time (PIT) probability of default model to measure its impairment on financial assets. Point-in-time PD models incorporate information from a current credit cycle and assess risk at a point-in-time. The point-in-time PD term structure can be used to measure credit deterioration and starting PD when performing the allowance calculations. Also, when calculating lifetime expected credit losses, after the inputs are correctly converted, cash flows can be projected and gross carrying amount, loss allowance, and amortized cost for the financial instrument are then calculated.

#### **Macroeconomic weighted average scenarios**

The Fund includes GDP, inflation, and government spending to develop scenarios, aiming to realize the most likely outcome using worst- and best-case scenarios. Scenario-based analysis integrates forward-looking information into impairment estimation using multiple macroeconomic scenarios. The expected credit loss estimate reflects an unbiased probability-weighted amount based on various outcomes.

After adjusting inputs for macroeconomic scenarios, each scenario's PD is calculated, followed by a weighted average PD based on scenario likelihood. Finally, a weighted average lifetime ECL is determined.

#### ***Portfolio segmentation***

The fund assesses its financial assets based on credit risk characteristics using segmentations such as geographical region, type of customer, customer rating etc. The different segments reflect differences in PDs and in recovery rates in the event of "default".

#### ***Definition of default***

In the above context, the Fund considers default when:

- the customer is unlikely to pay its credit obligations to the Fund in full, without recourse by the Fund to actions such as realizing security (if any is held); or
- the customer is more than 360 days past due on any material credit obligation to the Fund. As the industry norm suggests that such a period fairly represents the default scenario for the Fund, this rebuts the presumption of 90 days mentioned in IFRS 9.

The carrying amount of the asset is reduced using the above model and the loss is recognized in the statement of profit or loss. Receivables, together with the associated allowance are written off when there is no realistic prospect of future recovery and all collateral has been realized or has been transferred to the Fund. If in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognized, the previously recognized impairment loss is increased or reduced. If a write-off is later recovered, the recovery is recognized under other income in the statement of profit or loss.

#### ***Specific provision***

Specific provision is recognized on customer-to-customer basis at every reporting date. The Fund recognizes specific provision against receivables from certain customers. Provisions are reversed only when the outstanding amounts are recovered from the customers.

## **5) SUMMARY OF MATERIAL ACCOUNTING POLICIES(CONTINUED)**

### ***Financial instruments(continued)***

#### ***Write-off***

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Fund determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off.

#### ***Financial liabilities***

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings, net of directly attributable transaction costs.

The Fund's financial liabilities mainly include trade and other payables and related party.

After initial recognition, the financial liabilities are subsequently measured at amortized cost using the effective interest rate method.

		IFRS 9	
Measurement Category		Carrying amount	Carrying amount
		2024	2023
Financial liabilities			
Accrued fund management fees	Amortized cost	212,805	198,513
Accrued custodian fees	Amortized cost	151,946	101,390

### ***Modifications of financial assets and financial liabilities***

#### ***Financial assets***

If the terms of the financial asset are modified, the Fund evaluates whether the cash flows of the modified asset are substantially different. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognized, and a new financial asset is recognized at fair value

If the cash flows of the modified asset carried at amortized cost are not substantially different, then the modification does not result in derecognition of the financial asset. In this case, the Fund recalculates the gross carrying amount of the financial asset and recognizes the amount adjusting the gross carrying amount as modification gain or loss in the statement of profit or loss.

#### ***Financial liability***

The Fund derecognizes a financial liability when its terms are modified, and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognized at fair value. The difference between the carrying amount of the financial liability distinguished and the new financial liability with modified terms are recognized in the statement of profit or loss.

### ***Offsetting of financial instruments***

Financial assets and financial liabilities are offset, and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

Non-current assets classified as held for sale are presented separately and measured at the lower of their carrying amounts immediately prior to their classification as held for sale and their fair value less costs to sell. However, some held for sale assets such as financial assets, continue to be measured in accordance with the Fund's relevant accounting policy for those assets. Once classified as held for sale, the assets are not subject to depreciation or amortization.

Any profit or loss arising from the sale of a discontinued operation or its remeasurement to fair value less costs to sell is presented as part of a single line item, profit or loss from discontinued operations.

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**6) NEW STANDARDS, THEIR INTERPRETATIONS AND AMENDMENTS**

*6.1 New standards, amendments and interpretations issued and effective from 1 January 2024 but they do not have a material effect on the Fund's financial statements.*

<b>Amendments to standards</b>	<b>Description</b>	<b>Effective from accounting period beginning on or after</b>	<b>Summary of amendment</b>
IAS 1	Classification of liabilities as current or non-current	January 1, 2024	<p>The amendment has clarified</p> <ul style="list-style-type: none"> <li>- what is meant by a right to defer settlement,</li> <li>- that a right to defer must exist at the end of the reporting period,</li> <li>- that classification is unaffected by the likelihood that an entity will exercise its deferral right, and</li> <li>- that only if an embedded derivative in a convertible liability is itself an equity instrument the terms of liability would not impact its classification.</li> </ul>
IFRS 16	Leases on sale and leaseback	January 1, 2024	<p>These amendments include requirements for sale and leaseback transactions in IFRS 16 to explain how an entity accounts for a sale and leaseback after the date of the transaction. Sale and leaseback transactions where some or all the lease payments are variable lease payments that do not depend on an index or rate are most likely to be impacted.</p>
IAS 7 and IFRS 7	Supplier finance arrangements	January 1, 2024	<p>These amendments require to add disclosure requirements to enhance transparency of supplier finance arrangements, and 'signposts' within existing disclosure requirements, that ask entities to provide qualitative and quantitative information about supplier finance arrangements.</p>

**6) NEW STANDARDS, THEIR INTERPRETATIONS AND AMENDMENTS (CONTINUED)**

**6.2 The Fund has not applied the following amendment to IFRS that have been issued but are not yet effective:**

<b>Amendments to standard</b>	<b>Description</b>	<b>Effective from accounting period beginning on or after</b>	<b>Summary of amendment</b>
IAS 21	Lack of Exchangeability	January 1, 2025	<p>The amendments contain guidance to specify when a currency is exchangeable and how to determine the exchange rate when it is not.</p> <p>The amendments introduce new disclosures to help financial statement users assess the impact of using an estimated exchange rate.</p>
IFRS 9 and IFRS 7	Classification and Measurement of Financial Instruments	January 1, 2026	<p>These amendments clarify financial assets and financial liabilities are recognized and derecognized at settlement date except for regular way purchases or sales of financial assets and financial liabilities meeting conditions for new exception. The new exception permits companies to elect to derecognize certain financial liabilities settled via electronic payment systems earlier than the settlement date.</p> <p>They also provide guidelines to assess contractual cash flow characteristics of financial assets, which apply to all contingent cash flows, including those arising from environmental, social, and governance (ESG)-linked features.</p> <p>Additionally, these amendments introduce new disclosure requirements and update others.</p>

**6) NEW STANDARDS, THEIR INTERPRETATIONS AND AMENDMENTS (CONTINUED)**

**6.2** *The Fund has not applied the following amendment to IFRS that have been issued but are not yet effective (Continued):*

<b>Amendments to standard</b>	<b>Description</b>	<b>Effective from accounting period beginning on or after</b>	<b>Summary of amendment</b>
IFRS 18	Presentation and Disclosure in Financial Statements	January 1, 2027	<p>IFRS 18 replaces IAS 1, which sets out presentation and base disclosure requirements for financial statements. The changes, which mostly affect the income statement, include the requirement to classify income and expenses into three new categories – operating, investing and financing – and present subtotals for operating profit or loss and profit or loss before financing and income taxes.</p> <p>Further, operating expenses are presented directly on the face of the income statement – classified either by nature (e.g., employee compensation), by function (e.g., cost of sales) or using a mixed presentation. Expenses presented by function require more detailed disclosures about their nature.</p> <p>IFRS 18 also provides enhanced guidance for aggregation and disaggregation of information in the financial statements, introduces new disclosure requirements for management-defined performance measures (MPMs)* and eliminates classification options for interest and dividends in the statement of cash flows.</p>
IFRS 19	Subsidiaries without Public Accountability	January 1, 2027	IFRS 19 permits an eligible subsidiary to provide reduced disclosures when applying IFRS Accounting Standards in its financial statements.

Management anticipates that this amendment will be adopted in the Fund's financial statements as and when it is applicable and adoption of this amendments may have no material impact on the financial statements of the Fund in the period of initial application.

**7) ACCRUED FUND MANAGEMENT FEES AND OTHER**

***Management fees***

The Fund pays the fund manager a management fee of 0.9% per annum of the net fair value of the fund's assets, which is paid on a semi-annual basis.

***Custody fees***

The Custodian is entitled for a fee up to a maximum of 0.1% per annum of the net fair value of the assets to be paid on a quarterly basis.

***Performance fee***

The Fund Manager is entitled to 5% performance fee, the positive difference between the sale price of any property owned by the fund and the purchase price.

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**7) ACCRUED FUND MANAGEMENT FEES AND OTHER (CONTINUED)**

***Operating, maintenance and marketing fees***

The Property Manager is entitled for a fee of 4% per annum of the rental income collected.

***Others***

The Fund is also responsible for the direct expenses related to the fund's business, such as the actual costs related to preparing and printing bulletins, reports and notices to investors, remuneration for members of the board of directors, supervisory fees, external auditors, appraisers' fees, zakat advisory fees and any other parties providing services to the fund and any exceptional expenses, with a maximum 0.25% per annum of the net fair value of the assets.

**8) CASH AT BANK**

		<b>31 December 2024</b>	<b>31 December 2023</b>
Bank balances	12	<b>1,755,035</b>	1,284,231
		<b>1,755,035</b>	1,284,231

\*The balances are held with Al-Jazira Bank ("Related Party").

**9) RENT RECEIVABLE**

	<b>note</b>	<b>31 December 2024</b>	<b>31 December 2023</b>
Lease receivable		<b>5,354,841</b>	5,290,816
Provision for expected credit losses	9-1	<b>(5,226,792)</b>	(5,226,792)
		<b>128,049</b>	64,024

9.1. The movement for expected credit losses during the year is as follows:

	<b>31 December 2024</b>	<b>31 December 2023</b>
Balance at the beginning of the year	<b>(5,226,792)</b>	(5,226,792)
Charge during the year	-	-
Balance at the end of the year	<b>(5,226,792)</b>	(5,226,792)

<b>Year</b>	<b>Overdue and impaired value</b>					
	<b>Total</b>	<b>From 1 to 90 days</b>	<b>From 91 to 180 days</b>	<b>From 181 to 270 days</b>	<b>From 271 to 365 days</b>	<b>More than 365 Days</b>
<b>31 December 2024</b>						
<b>Total</b>	<b>5,354,841</b>	<b>128,049</b>	-	-	-	<b>5,226,792</b>
<b>Expected credit losses</b>	<b>5,226,792</b>	-	-	-	-	<b>5,226,792</b>
<b>Coverage rate</b>	<b>97.60%</b>	<b>0%</b>	-	-	-	<b>100%</b>
<b>31 December 2023</b>						
<b>Total</b>	<b>5,290,816</b>	<b>64,024</b>	-	-	-	<b>5,226,792</b>
<b>Expected credit losses</b>	<b>5,226,792</b>	-	-	-	-	<b>5,226,792</b>
<b>Coverage rate</b>	<b>98.79%</b>	<b>0%</b>	-	-	-	<b>100%</b>

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**10) PREPAYMENTS AND OTHER ASSETS**

	31 December 2024	31 December 2023
Real estate management fees	58,135	55,098
Reclaim VAT	63,094	28,036
<b>Balance at the end of the year</b>	<b>121,229</b>	<b>83,134</b>

**11) INVESTMENTS PROPERTIES**

**As at 31 December 2024**

	Land	Building	Total
<b><u>Cost</u></b>			
Balance at the beginning of the year	90,209,401	27,790,599	118,000,000
Balance at the end of the year	90,209,401	27,790,599	118,000,000
<b><u>Accumulated Depreciation</u></b>			
Balance at the beginning of the year	-	(6,173,375)	(6,173,375)
Depreciation charge during the year	-	(928,891)	(928,891)
Balance at the end of the year	-	(7,102,266)	(7,102,266)
<b><u>Impairment in value</u></b>			
Balance at the beginning of the year	(22,912,261)	-	(22,912,261)
Impairment in value	(384,625)	(636,542)	(1,021,167)
Balance at the end of the year	(23,296,886)	(636,542)	(23,933,428)
<b><u>Book Value:</u></b>			
<b>Balance as at 31 December 2024</b>	<b>66,912,515</b>	<b>20,051,791</b>	<b>86,964,306</b>

**As at 31 December 2023**

	Land	Building	Total
<b><u>Cost</u></b>			
Balance at the beginning of the year	90,209,401	27,790,599	118,000,000
Balance at the end of the year	90,209,401	27,790,599	118,000,000
<b><u>Accumulated Depreciation</u></b>			
Balance at the beginning of the year	-	(6,173,375)	(6,173,375)
Depreciation charge during the year	-	(926,354)	(926,354)
Balance at the end of the year	-	(6,173,375)	(6,173,375)
<b><u>Impairment in value</u></b>			
Balance at the beginning of the year	(25,651,980)	(1,111,095)	(26,763,075)
Impairment reversal	2,739,719	1,111,095	3,850,814
Balance at the end of the year	(22,912,261)	-	(22,912,261)
<b><u>Book Value:</u></b>			
<b>Balance as at 31 December 2023</b>	<b>67,297,140</b>	<b>21,617,224</b>	<b>88,914,364</b>

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**11) INVESTMENTS PROPERTIES (CONTINUED)**

11-1 Real estate investments are represented in warehouses. It represents warehouses located on two lands, a northern block and a southern block located on King Faisal Road in Al-Wadi neighborhood, Jeddah.

11-2 All real estate is registered in the name of Alinma Investment ("the Custodian"). The custodian holds these properties for the ownership of the usufruct of the fund and does not have any controlling interests and does not pose any risks to the investment properties.

11-3 The Fund manager periodically reviews its investment properties to determine whether there is any indication of a decline in the value of assets. An impairment loss is considered at the amount that the carrying value of each investment property exceeds its recoverable value, which is higher than the fair value of the assets minus the cost of sale and value in use. According to the periodic evaluation reports submitted by the funds, the evaluation experts are independent of the fund.

**12) BALANCES AND TRANSACTIONS WITH RELATED PARTIES**

Related parties to the fund include Al-Jazira Capital "Fund Manager", "Al-Jazira Bank" (a shareholder in Al-Jazira Capital) and other managed funds managed by the Fund's Board of Directors.

In the ordinary course of its activities, the Fund transacts business with related parties. The related parties' transactions are governed by limits set by the regulations issued by the CMA. All related party transactions are approved by the Fund Board.

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

Related Party	Nature of transactions	Amount of transactions		Balance receivable \ (payable)	
		2024	2023	31 December 2024	31 December 2023
Al-Jazira Capital	Fund management fee	(813,577)	(782,117)	(212,805)	(198,513)
Bank Al Jazira	Current account	-	-	1,755,035	1,284,231
	Realized gain as FVTPL	90,382	-	-	-
Saudi Riyal Murabaha	Subscriptions	(5,800,000)	-	-	-
	Redemptions	5,890,382	-	-	-
BOD members	Attendance allowance*	(21,940)	(22,000)	(22,001)	(22,061)

\* Board attendance allowances are included in the financial position under Accrued expenses.

**13) UNEARNED RENTAL INCOME**

	31 December 2024	31 December 2023
Balance beginning of the year	1,949,700	1,746,961
Rental income received during the year	6,480,920	6,178,540
Rental income earned during the year	(6,414,278)	(5,975,801)
Balance at the end of the year	2,016,342	1,949,700



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**14) RENTAL INCOME FROM INVESTMENT PROPERTY**

	<b>31 December 2024</b>	31 December 2023
Rental income from warehouses lease	<b>6,414,278</b>	5,975,801
	<b>6,414,278</b>	5,975,801

**Fund as Leasers**

The Fund leases its investment properties. The Fund has classified these leases as operating leases because they do not transfer substantially all the risks and rewards incidental to ownership of the assets. Rental revenue was recognized by the Fund during 2024 in the amount of 6.4 million SR (2023: 5.9 million SR).

The table below outlines the analysis of the entitlement of lease contracts payments and presents the lease contracts payments that will be received after the financial reporting date:

	<b>31 December 2024</b>	31 December 2023
Less than 1 year	<b>5,876,520</b>	6,480,034
1-2 year	<b>2,522,770</b>	5,876,520
2-3 years	<b>750,420</b>	2,522,770
3-4 years	-	750,420
	<b>9,149,710</b>	15,629,744

**15) EFFECT OF NET ASSET VALUE IF INVESTMENT PROPERTIES ARE FAIR VALUED**

The Fund Manager evaluates the Fund's investment properties based on an average of two evaluations prepared by independent evaluators. As set out in the terms and conditions of the Fund, net asset value declared are based on the market value obtained. However, in accordance with the accounting policy of the Fund, investment properties are carried at cost less accumulated depreciation and impairment losses, if any. Accordingly, the fair value below is disclosed for information purposes and has not been accounted for in the Fund's financial statements.

The fair value of real estate investments is determined by two valuers, namely, Barcode and Esnad Real Estate Appraisal Company. The following is the valuation of real estate investments as of December 31:

<b>As at 31 December 2024</b>	<b>Barcode</b>	<b>Esnad</b>	<b>Average</b>
<b>Investment properties</b>	<b>89,801,400</b>	<b>84,127,212</b>	<b>86,964,306</b>
<b>Total</b>	<b>89,801,400</b>	<b>84,127,212</b>	<b>86,964,306</b>
<b>As at 31 December 2023</b>	<b>Barcode</b>	<b>Amam</b>	<b>Average</b>
<b>Investment properties</b>	86,418,518	92,207,559	89,313,039
<b>Total</b>	86,418,518	92,207,559	89,313,039

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**15) EFFECT OF NET ASSET VALUE IF INVESTMENT PROPERTIES ARE FAIR VALUED**  
**(CONTINUED)**

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 the discounted cash flow method and the cost method.

	<b>31 December 2024</b>	31 December 2023
Estimated fair value of investment properties	<b>86,964,306</b>	89,313,039
Less: Book Value of investment properties, net	<b>(86,964,306)</b>	(88,914,364)
Estimated fair value excess of book value	-	398,675
Units in issue (numbers)	<b>11,800,000</b>	11,800,000
Value per unit relating to excess of estimated fair value over book value of investment properties	-	0.03

**Net assets attributable to unitholders:**

	<b>31 December 2024</b>	31 December 2023
Net assets value as per the financial statements	<b>86,313,790</b>	88,009,835
Estimated fair value excess of book value of investment properties	-	398,675
Net assets value based on fair valuation of investment properties	<b>86,313,790</b>	88,914,364

**Net assets attributable to each unit:**

	<b>31 December 2024</b>	31 December 2023
Net assets value per unit based as per the financial statements	<b>7.31</b>	7.46
Estimated fair value excess of book value of investment properties	-	0.03
Net assets value per unit based on fair valuation of investment properties	<b>7.31</b>	7.49

\*All properties are registered in the name of Alinma Investment ("the custodian"). The custodian holds these properties for the ownership of the benefit of the fund and does not have any controlling interests and does not pose any risks to the real estate.

**16) OTHER EXPENSES**

	<u>Note</u>	<b>31 December 2024</b>	31 December 2023
Maintenance of property		-	207,460
Basic Registration fee		<b>220,000</b>	220,000
Tadawul fees		<b>67,398</b>	63,574
Professional fees		<b>34,904</b>	35,000
BOD fees	12	<b>21,940</b>	22,000
CMA fees		<b>7,480</b>	7,500
Legal fees		-	40,433
Valuation fees		<b>8,000</b>	6,000
Other		<b>50,628</b>	93,712
		<b>410,350</b>	695,679

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**17) FAIR VALUE MEASUREMENTS**

Financial assets consist of cash at bank, rental income receivables and other assets. Financial liabilities consist of deferred rental income, management fee and other payable. The fair values of financial assets and financial liabilities are not materially different from their carrying values.

The following table shows the fair value of financial instruments and investment properties disclosed as at year end:

<i>Accounting classification and carrying amount</i>		<i>Fair Value</i>			
<i>31 December 2024</i>	<i>Carried Cost</i>	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>	<i>Total</i>
		<i>SR</i>	<i>SR</i>	<i>SR</i>	<i>SR</i>
Investment properties	<b>86,964,306</b>	-	-	<b>86,964,306</b>	<b>86,964,306</b>
<i>31 December 2023</i>	<i>Carried Cost</i>	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>	<i>Total</i>
		<i>SR</i>	<i>SR</i>	<i>SR</i>	<i>SR</i>
Investment properties	88,914,364	-	-	89,313,039	89,313,039

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3. Changes in assumptions about these inputs could affect the fair value of items disclosed in these financial statements and the level where the items are disclosed in the fair value hierarchy.

There were no transfers between various levels of fair value hierarchy during the current year or prior year.

For assets not carried at fair value but for which fair value is disclosed i.e., investment properties, the valuation was determined using Cost / Market approach and Income approach based on significant unobservable inputs that includes discount rates (8%), real estate vacant percentage (0%), estimated price per square meter for investment properties and accordingly is included in Level 3 of the fair value hierarchy.

There were no changes to the valuation techniques during the year

**18) FINANCIAL INSTRUMENTS AND RISK MANAGEMENT**

The Fund's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Fund's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Fund's financial performance.

Financial instruments carried in these financial statements principally include cash and cash equivalents, rental income receivables, accrued management fee and accrued expenses. The particular recognition methods adopted are disclosed in the individual policy statements associated with each item.

**18.1 Credit risk**

Credit risk is the risk that one party to financial instruments will fail to discharge an obligation and cause the other party to incur a financial loss. The Fund is exposed to credit risk on the following:

	<i>31 December 2024</i>	<i>31 December 2023</i>
Cash at bank	<b>1,755,035</b>	1,284,231
Rental receivable - (Note 9)	<b>128,049</b>	64,024
Accrued Lease Income	<b>42,890</b>	241,557
Prepayments and other assets	<b>121,229</b>	83,134

**AL-JAZIRA REIT FUND**

A Real Estate Investment Traded

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2024**

(Amounts in SAR)

**18) FINANCIAL INSTRUMENTS AND RISK MANAGEMENT(CONTINUED)****18.1 Credit risk (continued)**

The following table provides information about the exposure to credit risk and ECLs for rent receivables as at:

<i>31 December 2024</i>	<i>Weighted average loss rate (%)</i>	<i>Exposure at Default (SR)</i>	<i>Loss allowance (SR)</i>	<i>Credit Impaired</i>
0-30 days	-	128,049	-	No
30-180 days	-	-	-	-
More than 180 days	100%	5,226,792	5,226,792	Yes
<b>Total</b>	<b>100%</b>	<b>5,226,792</b>	<b>5,226,792</b>	<b>-</b>

<i>31 December 2023</i>	<i>Weighted average loss rate (%)</i>	<i>Exposure at Default (SR)</i>	<i>Loss allowance (SR)</i>	<i>Credit Impaired</i>
0-30 days	-	64,024	-	No
30-180 days	-	-	-	-
More than 180 days	100%	5,226,792	5,226,792	Yes
<b>Total</b>	<b>100%</b>	<b>5,226,792</b>	<b>5,226,792</b>	<b>-</b>

The following table details the risk profile of rental gross receivables based on the Fund's expected credit loss matrix:

	<i>31 December 2024</i>	<i>31 December 2023</i>
	<i>Expected credit loss</i>	<i>Expected credit loss</i>
Less than 30 days	-	-
Between 31 to 180 days	-	-
More than 180 days	5,226,792	5,226,792
	<b>5,226,792</b>	<b>5,226,792</b>

The carrying amount of financial assets represents the maximum credit exposure.

The Fund seeks to limit its credit risk with respect to rent receivables by charging rent in advance, and by monitoring outstanding balances on an ongoing basis with the actual results for the Fund.

Credit risk is managed on a fund basis. For banks and financial institutions, only independently reputable related parties with a sound credit rating are accepted.

For corporate and retail customers, the Fund assess the risk control and the credit quality of the customer by taking into account its financial position, past experience and other factors. Individual risk limits are set based on internal or external ratings in accordance with limits set by the Fund Board. The compliance with credit limits by wholesale customers is regularly monitored by line management.

**18) FINANCIAL INSTRUMENTS AND RISK MANAGEMENT(CONTINUED)**

**18.2 *Liquidity risk***

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

The Fund Manager monitors liquidity requirements by ensuring that sufficient funds are available to meet any commitments as they arise, either through increase the fund size or by taking short term loans from the local banks.

The table below summarises the maturity profile of the Fund's financial liabilities based on contractual undiscounted payments:

<i>31 December 2024</i>	<i>Less than 1 year SR</i>	<i>More than 1 year SR</i>	<i>Total SR</i>
Accrued fund management fees	212,805	-	212,805
Accrued custodian fees	151,946	-	151,946
Other liabilities	250,743	-	250,743
<b>TOTAL LIABILITIES</b>	<b>615,494</b>	<b>-</b>	<b>615,494</b>
<i>31 December 2023</i>	<i>Less than 1 year SR</i>	<i>More than 1 year SR</i>	<i>Total SR</i>
Accrued fund management fees	198,513	-	198,513
Accrued custodian fees	101,390	-	101,390
Other liabilities	259,313	-	259,313
<b>TOTAL LIABILITIES</b>	<b>559,216</b>	<b>-</b>	<b>559,216</b>

**18.3 *Currency risk***

Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. The Fund does not have any significant exposure to currency risk as all its monetary assets and monetary liabilities are denominated in Saudi Riyals.

**18.4 *Market risk***

Market risk is the risk that changes in market prices such as foreign exchange rates, profit rates and equity prices will affect the Fund's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return. The Fund manages its market risk by investing in low-risk securities as per terms and conditions of the Fund.

**19) DIVIDENDS DISTRIBUTION**

On 03 December 2024, the Fund Board of Directors approved the distribution of profits for the full year period (the full period of 2024) at an amount of 0.04 Saudi riyals for each unit, totaling 4,720,000 Saudi riyals for unit owners.

On 19 November 2023, the Fund Board of Directors approved the distribution of profits for the full year period (the full period of 2023) at an amount of 0.3405 Saudi riyals for each unit, totaling 4,019,000 Saudi riyals for unit owners.

**20) CONTINGENCIES**

There are no contingencies as at the reporting date.

**21) SUBSEQUENT EVENTS**

As of the date of approval of these financial statements, there have been no significant subsequent events requiring disclosure to or adjustment in these financial statements.

**22) SEGMENT INFORMATION**

The fund invests in two investment properties in the Kingdom of Saudi Arabia. Since the fund invests in one segment and one country, there was no segment information presentation.

**23) LAST VALUATION DAY**

The last valuation day of the year was 31 December 2024 (31 December 2023).

**24) APPROVAL OF FINANCIAL STATEMENTS**

These financial statements were approved by the Fund's Board of Directors on 24 Ramadan 1446H corresponding to 24 March 2025G.



# Thank You