

WHO WE ARE

Taleem REIT Fund ("the Fund") is a Shariah compliant publicly traded closed-end real estate investment fund established in Saudi Arabia under the Real Estate Investment Funds Regulations (REIFR) issued by the Capital Market Authority. At inception, the Fund comprised of 51,000,000 units at a par value of ten (10) Saudi Riyals per unit. The objective of the Fund is to achieve periodic rental income by investing in income generating real estate assets and to distribute at least 90% of the annual net profit of the Fund annually.

WHAT IS OUR STRATEGY

The Fund has a diversified real estate portfolio of seven (7) freehold education and education-related assets, all of which generate periodic rental income. The Fund can invest its assets in real estate development projects, provided the assets are not idle lands. The Fund Manager acknowledges that the Fund's investments are free of any systemic irregularities or major engineering defects that may prevent or cause non-utilization or non-operation of the assets and affect the safety of the assets or cause any costly reforms and/or major changes.

KEY FINANCIAL FACTS AT 30 September 2025

Price per Unit

SAR 9.89

Closing price on TASI

Rental income to unit price

3.29%

Quarterly

Fair Value Per unit

SAR 16.0893

Borrowing to fund's total assets value

34.18%*

Fund Unit's Net Asset Value

SAR 550,457,763

Total Dividend Distributed

SAR 8,160,000.00

Eligibility for cash dividends (31 July 2025)

Dividend per Unit

SAR 0.1600

NAV per Unit

SAR 10.7933

52-Week Range (High - Low)

11.48 – 9.21

Performance of the unit price

Fund's total Asset Value

SAR 862,514,255

Borrowing Fulfillment Period

1.75 years

Due Date June 2027

Costs to Assets Ratio

3.93%

Annualized - based on book value of total assets

Total Units

51,000,000

dividends distributed in the quarter

Dividend Yield

6.47%

Annualized (Based on the announcement made during Q3 2025).

* The borrowings were utilized to acquire Al Yasmeen, Al Malqa, Hittin, Al Eshraq and Al Ghad Schools. In addition, a portion was also used to finance the expansion of Al-Tarbiyah Al-Islamiyah Schools.

PROPERTY PORTFOLIO (valuation reports are produced semi-annually in line with Real Estate Investment Funds Regulation)

Location	Name	Sector	Market Value (SAR)	Book value (SAR)	As a Percentage of Total Assets	Tenure	Occupancy (%)
Riyadh	Al-Tarbiyah Al-Islamiyah Schools	Education	385,620,500	250,000,000	28.99%	Freehold	100%
Riyadh	Arrowad International Schools	Education	321,534,000	207,199,703	24.02%	Freehold	100%
Riyadh	Al-Ghad National Schools	Education	91,766,500	86,942,940	10.08%	Freehold	100%
Riyadh	Al Malqa	Education	37,670,500	35,309,560	4.09%	Freehold	100%
Dammam	Al Eshraq	Education	32,251,000	25,631,962	2.97%	Freehold	100%
Riyadh	Al Yasmeen	Education	39,875,500	35,997,173	4.17%	Freehold	100%
Riyadh	Hittin	Education	56,642,500	54,183,685	6.28%	Freehold	100%

Dividends Distributed

Period	Eligibility date	Total distributed dividend (SAR)	Number of Units	Dividend paid per unit (SAR)	Percentage of distribution from net asset value
Q2 2025	31-Jul-25	8,160,000	51,000,000	0.16	1.48%
Q1 2025	8-May-25	8,160,000	51,000,000	0.16	1.48%
Q4 2024	26-Jan-25	8,160,000	51,000,000	0.16	1.48%
Q3 2024	3-Nov-24	8,160,000	51,000,000	0.16	1.49%
Q2 2024	12-Aug-24	8,160,000	51,000,000	0.16	1.49%
Q1 2024	9-May-24	8,160,000	51,000,000	0.16	1.48%
Q4 2023	18-Jan-24	8,160,000	51,000,000	0.16	1.48%
Q3 2023	8-Nov-23	8,160,000	51,000,000	0.16	1.50%
Q2 2023	25-Jul-23	8,160,000	51,000,000	0.16	1.49%
Q1 2023	7-May-23	8,160,000	51,000,000	0.16	1.50%
Q4 2022	29-Jan-23	9,180,000	51,000,000	0.18	1.68%

Any fundamental or non-fundamental changes that affects the fund's function during quarter

Following changes occurred during the quarter that affected Fund's function and operation:

- Update to audit fee in the terms and conditions of the Fund.
- Change in membership of the Board of Directors of the Fund due to appointment of a non-independent board member.
- Change in membership of the Board of Directors of the Fund due to resignation of a non-independent board member.

Any business plan for the projects approved by the developer

There are no ongoing development projects.

Total Expenses (for the quarter)

Description	SAR	(%)	Cap limit (annual)
Management fees	964,110	0.45%	0.75% p.a on net assets of the fund
Audit fee	17,204	0.01%	SAR 68,250
Regulatory fee	1,890	0.00%	SAR 7,500
Listing fee	38,786	0.02%	0.03% of the market value of the Fund (subject to a minimum of SAR 50,000 and a maximum of SAR 300,000) annually
Custody fee	69,700	0.03%	0.0375% per annum of the Fund's assets value and 0.03% on all future assets
Fee of the Fund's board members	10,247	0.00%	Maximum SAR 40,000 p.a.
Annual fee (Tadawul)	100,822	0.05%	SAR 400,000
Finance cost	5,447,729	2.53%	NA
Other expenses	62,318	0.03%	Maximum 1% (1 per cent) of the gross value of the Fund's assets annually
Depreciation	1,767,971	0.82%	NA
TOTAL EXPENSES	8,480,777	3.93%	

Disclaimer

The disclosed information is unaudited and might not be consistent with the audited financial statements.