

ج) مدير الصندوق

(1) اسم مدير الصندوق وعنوانه:

شركة البلاد للإستثمار " البلاد المالية "

8162 طريق الملك فهد الفرعي - العليا, الرياض 12313-3701

المملكة العربية السعودية

هاتف: +966 920003636

فاكس: +966 11 290 6299

موقع الانترنت: www.albilad-capital.com

(2) اسم وعنوان مدير الصندوق من الباطن و/ أو مستشار الاستثمار (إن وجد):

لا يوجد.

(3) مراجعة لأنشطة الاستثمار خلال الفترة:

تم الاستثمار في صناديق الاستثمار العقارية المتوافقة مع المعايير الشرعية للبلاد المالية في السوق السعودي.

(4) تقرير عن أداء صندوق الاستثمار خلال الفترة:

تفوق أداء المؤشر الاسترشادي عن أداء الصندوق بفارق 0.75% حيث حقق الصندوق %1.66- مقارنة بأداء المؤشر الاسترشادي البالغ %0.91-.

(5) تفاصيل أي تغييرات حدثت على شروط وأحكام الصندوق خلال الفترة:

لا يوجد.

المقر الرئيسي للبلاد المالية:

هاتف: +966 920003636

فاكس: +966 11 2906299

ص.ب: الرياض 3701-12312 , المملكة العربية السعودية

للمزيد من المعلومات الاتصال بـ:

إدارة الأصول

هاتف: +966 11 2039888

فاكس: +966 11 2039899

الموقع الإلكتروني: http://www.albilad-capital.com/En/AssetManagement



إخلاء المسؤولية

توضيح: نرجو الانتباه إلى أن المعلومات الواردة أعلاه هي لأغراض توضيحية فقط وأداء الصندوق في الماضي ليس مؤشرًا على الأداء المستقبلي، كما أن قيمة الاستثمار في صندوق الاستثمار متغيرة وقد تخضع للزيادة أو النقص. لمزيد من المعلومات عن هذا الصندوق، نرجو الاطلاع على شروط وأحكام الصندوق.

جميع الحقوق محفوظة لشركة البلاد للاستثمار © 2025، سجل تجاري رقم: 1010240489، ترخيص هيئة السوق المالية رقم: 08100-37.

التقرير النصف سنوي إلى مالكي الوحدات لسنة 2025

صندوق البلاد للاستثمار في صناديق الاستثمار العقارية المتداولة (البلاد ريت القابض)

(6) أي معلومة أخرى من شأنها أن تمكن مالكي الوحدات من اتخاذ قرار مدروس ومبني على معلومات كافية بشأن أنشطة الصندوق خلال الفترة:

لا يوجد.

(7) إذا كان صندوق الاستثمار يستثمر بشكل كبير في صناديق استثمار أخرى، يجب الإفصاح عن نسبة رسوم الإدارة المحتسبة على الصندوق نفسه والصناديق التي يستثمر فيها الصندوق:

لا يوجد.

(8) بيان حول العمولات الخاصة التي حصل عليها مدير الصندوق خلال الفترة، مبينا بشكل واضح ماهيتها وطريقة الاستفادة منها:

لا يوجد.

(9) أي بيانات ومعلومات أخرى أوجبت اللائحة تضمينها بهذا التقرير:

لا يوجد.

(10) مدة إدارة الشخص المسجل كمدير الصندوق:

منذ فبراير - 2019م.

(11) نسبة مصروفات كل صندوق بنهاية العام والمتوسط المرجح لنسبة مصروفات كل الصناديق الرئيسة المستثمر فيها:

لا يوجد.

(و) مراجع الحسابات:

(1) اسم مراجع الحسابات وعنوانه:

برايس ووترهاوس كوبرز "pwc"

ص.ب. 8282 الرياض 11482 المملكة العربية السعودية

هاتف: +966 11 211 0400

موقع الانترنت: www.pwc.com

(ز) القوائم المالية:

تم إعداد القوائم المالية لفترة المحاسبة النصف سنوية لصندوق الاستثمار وفقا للمعايير المحاسبية المعتمدة من الهيئة السعودية للمحاسبين القانونيين. (مرفق القوائم المالية).

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إخلاء المسؤولية

توضيح: نرجو الانتباه إلى أن المعلومات الواردة أعلاه هي لأغراض توضيحية فقط وأداء الصندوق في الماضي ليس مؤشرا على الأداء المستقبلي، كما أن قيمة الاستثمار في صندوق الاستثمار متغيرة وقد تخضع للزيادة أو النقص. لمزيد من المعلومات عن هذا الصندوق، نرجو الاطلاع على شروط و أحكام الصندوق.

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**ALBILAD FUND OF REIT FUND
(AN OPEN-ENDED MUTUAL FUND MANAGED BY
ALBILAD INVESTMENT COMPANY)**

**INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED)
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025
AND INDEPENDENT AUDITOR'S REVIEW REPORT
TO THE UNITHOLDERS AND THE FUND MANAGER**

**ALBILAD FUND OF REIT FUND
(AN OPEN-ENDED MUTUAL FUND MANAGED BY ALBILAD INVESTMENT COMPANY)
INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED)
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025**

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Report on review of interim condensed financial information

To the Unitholders and Fund Manager of
Albilad Fund of REIT Fund

Introduction

We have reviewed the accompanying interim condensed statement of financial position of Albilad Fund of REIT Fund (the "Fund") as of 30 June 2025, and the related interim condensed statements of comprehensive income, changes in net assets attributable to the Unitholders and cash flows for the six-month period then ended and explanatory notes. Fund Manager is responsible for the preparation and presentation of this interim condensed financial information in accordance with International Accounting Standard 34 - "Interim Financial Reporting" (IAS 34), as endorsed in the Kingdom of Saudi Arabia. Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

Scope of review

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

Conclusion

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

PricewaterhouseCoopers

Mufaddal A. Ali
License Number 447



10 August 2025
(16 Safar 1447H)

ALBILAD FUND OF REIT FUND
(AN OPEN-ENDED MUTUAL FUND MANAGED BY ALBILAD INVESTMENT COMPANY)
INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION
 (All amounts in Saudi Riyals '000' unless otherwise stated)

	Note	As at 30 June 2025 (Unaudited)	As at 31 December 2024 (Audited)
Assets			
Cash and cash equivalents		606	479
Dividends receivable		162	-
Investments held at fair value through statement of income (FVSI)	5	32,426	36,522
Total assets		33,194	37,001
Liabilities			
Accrued management fee	7	51	32
Accruals and other liabilities		45	67
Total liabilities		96	99
Net assets attributable to the Unitholders*		33,098	36,902
Units in issue in thousands		4,009	4,158
Net assets per unit in Saudi Riyals		8.2559	8.8749

*Refer to note 12 - regarding changes to comparative information.

The accompanying notes from 1 to 14 form an integral part of this interim condensed financial information.

ALBILAD FUND OF REIT FUND
(AN OPEN-ENDED MUTUAL FUND MANAGED BY ALBILAD INVESTMENT COMPANY)
INTERIM CONDENSED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)
 (All amounts in Saudi Riyals '000' unless otherwise stated)

	Note	For the six-month period ended 30 June	
		2025	2024
Income			
Dividend income		1,246	1,406
Net losses from investments held at fair value through statement of income ("FVSI")*	12	(1,838)	(5,730)
Total loss		(592)	(4,324)
Expenses			
Management fee	7	(153)	(205)
Other expenses		(80)	(93)
Total expenses		(233)	(298)
Change in net assets attributable to the Unitholders for the period*		(825)	(4,622)
Other comprehensive income for the period		-	-
Total change in net assets attributable to the Unitholders for the period*		(825)	(4,622)

*Refer to note 12 - regarding changes to comparative information.

The accompanying notes from 1 to 14 form an integral part of this interim condensed financial information.

ALBILAD FUND OF REIT FUND
(AN OPEN-ENDED MUTUAL FUND MANAGED BY ALBILAD INVESTMENT COMPANY)
INTERIM CONDENSED STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO THE
UNITHOLDERS (UNAUDITED)
 (All amounts in Saudi Riyals '000' unless otherwise stated)

	Note	For the six-month period ended 30 June	
		2025	2024
Net assets attributable to the Unitholders at the beginning of the period (Audited)*		36,902	49,640
Total change in net assets attributable to the Unitholders for the period*		(825)	(4,622)
Changes from unit transactions			
Proceeds from issuance of units		3,664	4,549
Payment against redemptions of units		(5,103)	(12,083)
Net change from unit transactions		(1,439)	(7,534)
Dividend distribution	9	(1,540)	(1,735)
Net assets attributable to the Unitholders at the end of the period (Unaudited)*		33,098	35,749
		For the six-month period ended 30 June	
Units at the beginning of the period (Audited)		4,158	4,752
Units issued		439	474
Units redeemed		(588)	(1,299)
Net change in units		(149)	(825)
Units at the end of the period (Unaudited)		4,009	3,927

*Refer to note 12 - regarding changes to comparative information.

The accompanying notes from 1 to 14 form an integral part of this interim condensed financial information.

This interim condensed statement of changes in net assets attributable to holders of redeemable shares provides relevant and useful information to the reader and is therefore considered best practice. There are no equity balances or movements of equity in either periods presented.

ALBILAD FUND OF REIT FUND
(AN OPEN-ENDED MUTUAL FUND MANAGED BY ALBILAD INVESTMENT COMPANY)
INTERIM CONDENSED STATEMENT OF CASH FLOWS (UNAUDITED)
(All amounts in Saudi Riyals '000' unless otherwise stated)

	For the six-month period ended 30 June	
	2025	2024
Cash flows from operating activities		
Total change in net assets attributable to the Unitholders for the period*	(825)	(4,622)
Adjustments for:		
- Dividend income	(1,246)	(1,406)
- Unrealised FV loss on re-measurement of investments held at FVSI, net	1,257	3,763
	(814)	(2,265)
Net changes in operating assets and liabilities		
Investments held at FVSI	2,839	11,701
Receivable against sale of investments held at FVSI	-	(1,632)
Other assets	-	(3)
Payable against purchase of investment held at FVSI	-	(451)
Accrued management fee	19	57
Accruals and other liabilities	(22)	(4)
Cash generated from operating activities	2,836	9,668
Dividends received	1,084	1,313
Net cash generated from operating activities	3,106	8,716
Cash flows from financing activities		
Proceeds from issuance of units	3,664	4,549
Payment against redemptions of units	(5,103)	(12,083)
Dividends paid	(1,540)	(1,735)
Net cash used in financing activities	(2,979)	(9,269)
Net change in cash and cash equivalents	127	(553)
Cash and cash equivalents at the beginning of the period	479	2,222
Cash and cash equivalents at the end of the period	606	1,669
Supplemental information		
Purchase of investments	32,426	2,015
Sale of investments (carrying value)	-	13,716

*Refer to note 12 - regarding changes to comparative information.

The accompanying notes from 1 to 14 form an integral part of this interim condensed financial information.

ALBILAD FUND OF REIT FUND
(AN OPEN-ENDED MUTUAL FUND MANAGED BY ALBILAD INVESTMENT COMPANY)
NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED)
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025
(All amounts in Saudi Riyals '000' unless otherwise stated)

1 LEGAL STATUS AND PRINCIPAL ACTIVITIES

AlBilad Fund of REIT Fund (the "Fund") is an open-ended investment fund established and managed by Albilad Investment Company ("the Fund Manager"), a subsidiary of Bank Albilad (the "Bank") for the benefit of the Fund's Unitholders (the "Unitholders"). The objective of the Fund is to achieve capital growth over the long period and provide periodic income. The Fund distributes dividends semi-annually. The Fund is managing a diversified portfolio consisting of local listed REITs that comply with the criteria set by the Sharia'h Board.

The Fund was established on 20 Shaban 1439H (corresponding to 6 May 2018).

In dealing with the Unitholders, Fund Manager considers the Fund as an independent accounting unit. Accordingly, Fund Manager prepares separate financial statements for the Fund. Furthermore, the Unitholders are considered to be the beneficial owners of the assets of the Fund. The management of the Fund is the responsibility of Fund Manager.

Riyad Capital is the Custodian of the Fund.

The Fund is governed by the Investment Fund Regulations (the "Regulations") issued by the Board of the Capital Market Authority (CMA) pursuant to its Resolution Number 1 - 219 - 2006 on 3 Dhul Hijja 1427H (corresponding to 24 December 2006) and new amendment number 2-22-2021 by resolution of the Board of the CMA on 12 Rajab 1442H (corresponding to 24 February 2021) effective from 19 Ramadan 1442H (corresponding to 1 May 2021) by the New Investment Fund Regulations ("Amended Regulations") published by the Capital Market Authority on 17 Rajab 1442H (corresponding to 1 March 2021) detailing requirements for all funds within the Kingdom of Saudi Arabia. During the period ended 30 June 2025, CMA has issued another amendment to the regulation via amendment number 1-54-2025 issued on 23 Dhul Qidah 1446H (corresponding to 21 May 2025) which is effective subsequent to the period ended 30 June 2025, from 14 Muharram 1442H (corresponding to 9 July 2025).

The registered office of the Fund is Albilad Investment Company, P.O. Box 8162, Riyadh 12313 – 3701, Kingdom of Saudi Arabia.

2 BASIS OF PREPARATION

This interim condensed financial information of the Fund has been prepared in accordance with the International Accounting Standard 34 – "Interim Financial Reporting" (IAS 34) as endorsed in the Kingdom of Saudi Arabia.

This interim condensed financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2024. In addition, results for the six-month period ended 30 June 2025, are not necessarily indicative of the actual results for the full year ending on 31 December 2025 and final results may differ.

The interim condensed financial information has been prepared on a historical cost convention, except for the revaluation of investments held at fair value through statement of income (FVSI) and using accrual basis of accounting.

The principal accounting policies, estimates, assumptions and method of computation used in the preparation of this interim condensed financial information are consistent with those of the previous financial year except as described in note 3 below.

The Fund does not have a clearly identifiable operating cycle and therefore does not present current and non-current assets and liabilities separately in the interim statement of financial position. Instead, assets and liabilities are presented in order of liquidity.

The preparation of this interim condensed financial information requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

The Fund can recover or settle all its assets and liabilities within 12 months from the reporting date.

In preparing this interim condensed financial information, the significant judgments made by management in applying the Fund's accounting policies and the key sources of estimation uncertainty including the risk management policies were the same as those that applied to the annual financial statements as at and for the year ended 31 December 2024.

ALBILAD FUND OF REIT FUND
(AN OPEN-ENDED MUTUAL FUND MANAGED BY ALBILAD INVESTMENT COMPANY)
NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED)
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025
 (All amounts in Saudi Riyals '000' unless otherwise stated)

3 NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS

New standards, interpretations and amendments effective and adopted by the Fund in the current period

The accounting policies adopted in the preparation of the interim condensed financial information are consistent with those followed in the preparation of the Fund's annual financial statements for the year ended 31 December 2024, except for the adoption of new standards effective as of 1 January 2025. Several amendments apply for the first time in 2025, but do not have a significant impact on the interim condensed financial information of the Fund.

Standard/ interpretation	Description	Effective from periods beginning on or after
Amendment to IFRS 21 – Lack of exchangeability	IASB amended IAS 21 to add requirements to help in determining whether a currency is exchangeable into another currency, and the spot exchange rate to use when it is not exchangeable. Amendment set out a framework under which the spot exchange rate at the measurement date could be determined using an observable exchange rate without adjustment or another estimation technique.	1 January 2025

Accounting standards issued but not yet effective and not early adopted

The listing of standards and interpretations issued which are applicable at a future date are as follows. The Fund has opted not to early adopt these pronouncements, and they do not have a significant impact on the Fund's interim condensed financial information.

Standard/ interpretation	Description	Effective from periods beginning on or after
Annual improvements to IFRS – Volume 11	Annual improvements are limited to changes that either clarify the wording in an Accounting Standard or correct relatively minor unintended consequences, oversights or conflicts between the requirements in the Accounting Standards. The 2024 amendments are to the following standards: <ul style="list-style-type: none"> • IFRS 1 First-time Adoption of International Financial Reporting Standards; • IFRS 7 Financial Instruments: Disclosures and its accompanying Guidance on implementing IFRS 7; • IFRS 9 Financial Instruments; • IFRS 10 Consolidated Financial Statements; and IAS 7 Statement of Cash Flows. 	1 January 2026
Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures	Under the amendments, certain financial assets including those with ESG-linked features could now meet the SPPI criterion, provided that their cash flows are not significantly different from an identical financial asset without such a feature. The IASB has amended IFRS 9 to clarify when a financial asset or a financial liability is recognized and derecognized and to provide an exception for certain financial liabilities settled using an electronic payment system.	1 January 2026

ALBILAD FUND OF REIT FUND
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FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025
 (All amounts in Saudi Riyals '000' unless otherwise stated)

3 NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS (continued)

Accounting standards issued but not yet effective and not early adopted (continued)

Standard/ interpretation	Description	Effective from periods beginning on or after
Amendments to IFRS 10 and IAS 28- Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Partial gain or loss recognition for transactions between an investor and its associate or joint venture only apply to the gain or loss resulting from the sale or contribution of assets that do not constitute a business as defined in IFRS 3 Business Combinations and the gain or loss resulting from the sale or contribution to an associate or a joint venture of assets that constitute a business as defined in IFRS 3 is recognized in full.	Effective date deferred indefinitely
IFRS 18, Presentation and Disclosure in Financial Statements	IFRS 18 provides guidance on items in statement of profit or loss classified into five categories: operating; investing; financing; income taxes and discontinued operations It defines a subset of measures related to an entity's financial performance as 'management-defined performance measures' ('MPMs'). The totals, subtotals and line items presented in the primary financial statements and items disclosed in the notes need to be described in a way that represents the characteristics of the item. It requires foreign exchange differences to be classified in the same category as the income and expenses from the items that resulted in the foreign exchange differences.	1 January 2027
IFRS 19 - Reducing subsidiaries' disclosures	IFRS 19 allows eligible subsidiaries to apply IFRS Accounting Standards with the reduced disclosure requirements of IFRS 19. A subsidiary may choose to apply the new standard in its consolidated, separate or individual financial statements provided that, at the reporting date it does not have public accountability and its parent produces consolidated financial statements under IFRS Accounting Standards.	1 January 2027

4 FUNCTIONAL AND PRESENTATION CURRENCY

Items included in this interim condensed financial information are measured using the currency of the primary economic environment in which the Fund operates (the "functional currency"). This interim condensed financial statements are presented in Saudi Riyals ("SAR") which is the Fund's functional and presentation currency. All financial information presented in SAR has been rounded to the nearest thousand.

The Fund did not have any foreign currency transaction during the six-month period ended 30 June 2025 (2024: Nil).

ALBILAD FUND OF REIT FUND
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NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED)
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025
 (All amounts in Saudi Riyals '000' unless otherwise stated)

5 INVESTMENTS AT FAIR VALUE THROUGH STATEMENT OF INCOME

	As at 30 June 2025 (Unaudited)	As at 31 December 2024 (Audited)
Investments held at fair value through statement of income ("FVSI")	<u>32,426</u>	<u>36,522</u>

Geographical concentration of the investment portfolio of the Fund, is disclosed in the table below:

Geographical area	As at 30 June 2025 (Unaudited)		As at 31 December 2024 (Audited)	
	% of total market value	% of total market value	% of total market value	% of total market value
Saudi Market - Real Estate	<u>100%</u>	<u>32,426</u>	<u>100%</u>	<u>36,522</u>

The effect on the net assets value (as a result of the change in the fair value of investments as at 30 June 2025 and 31 December 2024) due to a reasonably possible change in indices based on the industry concentration, with all other variables held constant is as follows:

Geographical area	As at 30 June 2025 (Unaudited)		As at 31 December 2024 (Audited)	
	Potential reasonable change %	Effect on NAV	Potential reasonable change %	Effect on NAV
Saudi Market - Real Estate	<u>+/-5</u>	<u>1,621</u>	<u>+/-5</u>	<u>1,826</u>

6 FAIR VALUE ESTIMATION

The fair value for financial instruments traded in active markets is based on quoted market prices at the close of trading on the financial reporting date. Instruments for which no sales were reported on the valuation day are valued at the most recent bid price.

An active market is a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis. The fair value hierarchy has the following levels:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The estimated fair value of the Fund's financial assets and liabilities not carried at fair value, is not considered to be significantly different from their carrying values. The fair value of investments held at FVSI are based on quoted prices in active markets and are therefore classified within Level 1.

ALBILAD FUND OF REIT FUND
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NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED)
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025
(All amounts in Saudi Riyals '000' unless otherwise stated)

6 FAIR VALUE ESTIMATION (continued)

The following table analyses within the fair value hierarchy the Fund's assets and liabilities (by class) at 30 June 2025 and 31 December 2024:

As at 30 June 2025 (Unaudited)	Fair value				Total
	Carrying value	Level 1	Level 2	Level 3	
Financial asset not measured at fair value					
Cash and cash equivalents	606	-	-	606	606
Dividends receivable	162	-	-	162	162
Financial asset measured at fair value					
Investments held at FVSI	32,426	32,426	-	-	32,426
	33,194	32,426	-	768	33,194
Financial liabilities not measured at fair value					
Accrued management fee	51	-	-	51	51
Accruals and other liabilities	45	-	-	45	45
	96	-	-	96	96

As at 31 December 2024 (Audited)	Fair value				Total
	Carrying value	Level 1	Level 2	Level 3	
Financial asset not measured at fair value					
Cash and cash equivalents	479	-	-	479	479
Financial asset measured at fair value					
Investments held at FVSI	36,522	36,522	-	-	36,522
	37,001	36,522	-	479	37,001
Financial liabilities not measured at fair value					
Accrued management fee	32	-	-	32	32
Accruals and other liabilities	67	-	-	67	67
	99	-	-	99	99

7 RELATED PARTY TRANSACTIONS AND BALANCES

Related parties comprise Fund Manager, Directors, key management personnel and any businesses which are controlled, either directly or indirectly, by the unitholders or over which they exercise significant influence. The Fund enters into transactions in the normal course of business with these parties at prices and terms agreed between the parties.

Fund Manager charges the Fund a management fee at the rate of 0.8% (2024: 0.8%) per annum of the Fund's net asset value which is calculated on each valuation day and deducted on quarterly basis. Sharia'h Committee fees are included within the charged management fees in line with the Funds' terms and conditions.

ALBILAD FUND OF REIT FUND
(AN OPEN-ENDED MUTUAL FUND MANAGED BY ALBILAD INVESTMENT COMPANY)
NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED)
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(All amounts in Saudi Riyals '000' unless otherwise stated)

7 RELATED PARTY TRANSACTIONS AND BALANCES (continued)

Transactions with related parties (continued)

In the ordinary course of its activities, the Fund transacts business with related parties. Related party transactions are in accordance with the Terms and Conditions of the Fund. All the related party transactions are approved by the Fund Board. Related parties comprise Fund Manager, Bank Albilad (the Parent Company of Fund Manager) and Fund Board.

Following table contains the details of transactions with related parties:

Related party	Nature of relationship	Nature of transaction	For the six-month period ended 30 June (Unaudited)	
			2025	2024
AlBilad Investment Company	Fund Manager	Management fee	153	205
		Administration fee	10	24
Fund Board	Members of the Fund Board	Fund Board fee expenses/(reversal)	2	(1)

Balances with related parties

Following table summarises the details of balances with related parties:

Nature of balance	Related Party	As at 30 June 2025 (Unaudited)	As at 31 December 2024 (Audited)
Current account	Bank Albilad - Parent company of Fund Manager	53	306
Accrued management fee	Albilad Investment Company - Fund Manager	51	32
Accrued administration fee	Albilad Investment Company - Fund Manager	3	3
Fund Board fee payable	Members of the Fund board	2	3
Administration fee payable	Albilad Investment Company	3	3

During the period, the Fund reassessed the definition of related parties per IAS 24 Related Party Disclosures and noted that the relationship of the Fund with custodian was not the related party relationship as per IAS 24. As a result, the balances and transactions related to 2023 have been restated to remove such balances and transactions.

8 FINANCIAL INSTRUMENTS BY CATEGORY

All financial assets and financial liabilities as at 30 June 2025 and 31 December 2024 were classified under amortized cost category except for investments held at (FVSI) which are classified as and measured at fair value.

9 DIVIDEND DISTRIBUTION

During the period, the Fund Board approved to distribute the dividends at a rate of 4.94% on 1 May 2025 (30 June 2024: 4.11% on 22 May 2024).

10 CONTINGENCIES AND COMMITMENTS

There were no contingencies or commitments as at 30 June 2025 (2024: Nil).

11 SUBSEQUENT EVENTS

There are no subsequent events / transactions that require adjustment to or disclosure in the interim condensed financial information as at 30 June 2025.

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12 AGGREGATION OF COMPARATIVE FIGURES DUE TO RECLASSIFICATION ADJUSTMENT

The Fund has re-evaluated the presentation of certain transactions and balances in the interim condensed statement of comprehensive income to determine if those transactions and balances have been presented appropriately in line with the requirements of IFRS as endorsed in the Kingdom of Saudi Arabia. Where necessary changes in presentation were made in accordance with IAS 8 "Accounting policies, changes in accounting estimates and errors".

Changes in comparatives in the interim condensed statement of comprehensive income

a) Net losses from investments held at fair value through statement of income (FVSI)

In prior period, the Fund presented realised and unrealised FV loss from investments held at FVSI as separate line items on the face of interim condensed statement of comprehensive income.

During the period, the Fund has reassessed the above treatment and as a result aggregated the realised and unrealised FV loss from investments held at FVSI and presented them within "Net losses from investments held at FVSI" on the face of the interim condensed statement of comprehensive income.

The restatement has no effect on the Fund's interim condensed statement of financial position, interim condensed statement of changes in equity attributable to the Unitholders or interim condensed statement of cash flows. The effect of this restatement on the interim condensed statement of comprehensive income for the six-month period ended 30 June 2024, is summarized below:

Financial statement line item	For the six-month period ended		
	30 June 2024 (As previously stated)	Aggregation due to reclassification adjustment	30 June 2024 (Restated)
Realised loss on sale of investments held at FVSI, net	(3,763)	3,763	-
Unrealized FV loss on re-measurement of investments held at FVSI, net	(1,967)	1,967	-
Net losses from investments held at FVSI	-	(5,730)	(5,730)

Changes in comparatives of the interim condensed financial information

b) Net assets attributable to the Unitholders

In the prior period, the Fund classified units held by investors as Equity in the interim condensed financial information. This classification has been reassessed in accordance with the puttable instrument guidance in International Accounting Standard 32 – Financial Instruments Presentation "IAS 32").

According to the Terms and Conditions of the Fund, the fund manager is required to distribute the full dividends received from the invested real estate investment funds to the unitholders twice a year.

In accordance with the puttable instrument guidance of IAS 32, if puttable instruments also have the obligation to distribute profits, the entity does not have an unconditional right to avoid delivering cash or another financial asset to settle a contractual obligation, the obligation meets the definition of a financial liability.

During the period, the Fund has reassessed the above treatment based on the Terms and Conditions of the Fund and as a result restated the prior period comparatives to present the units held by the Unitholders as a financial liability. As a result, the units are now being presented as "Net Assets attributable to the Unitholders" in the statement of financial position, the interim condensed statement of changes in equity attributable to the unitholders was removed as the Fund no longer has any equity, and instead, an interim condensed statement of changes in net assets attributable to the unitholders are provided on page 4 and the interim condensed statements of comprehensive income and cash flows were amended to refer to "Total change in net assets attributable to Unitholders for the period".

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13 LAST VALUATION DAY

In accordance with the Terms and Conditions of the Fund, the last valuation day for the purpose of the preparation of the interim condensed financial information for the period was 30 June 2025 (31 December 2024).

14 APPROVAL OF THE INTERIM CONDENSED FINANCIAL STATEMENTS

This interim condensed financial information was approved and authorized for issuance by the Fund Board on 7 August 2025.