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

INTERIM CONDENSED FINANCIAL STATEMENTS (UNAUDITED)
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026
AND
THE INDEPENDENT AUDITOR'S REPORT
TO THE UNITHOLDERS AND FUND MANAGER

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THE INDEPENDENT AUDITOR'S REPORT

To the unitholders of Albilad Fund of REIT Fund
Report on Review of Condensed Interim Financial Information

Introduction

We have reviewed the accompanying interim condensed statement of financial position of Albilad Fund of REIT Fund (the "Fund") managed by Albilad Investment Company (the "fund manager") as at 30 June 2026, and the related interim condensed statement of comprehensive income, changes in equity attributable to the unitholders and cashflows for the six-month period then ended and other explanatory notes ("the interim condensed financial information"). 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 condensed interim financial information based on our review.

Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditors' of the Entity" as endorsed in the Kingdom of Saudi Arabia. A review of interim condensed 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 the 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.

Other Matter

The annual financial statements for the year ended 31 December 2025 and the interim condensed financial information for the six-month period ended 30 June 2025 were reviewed by another auditor who expressed an unqualified opinion and unmodified conclusion on them in their report dated 31 March 2026 and 10 August 2025 respectively.

For Dr. Mohamed Al-Amri & Co.

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Riyadh, on: 28 Safar, 1448 (H)
Corresponding to: 11 August, 2026 (G)

INTERIM STATEMENT OF FINANCIAL POSITION
(All amounts in Saudi Riyals ‘000’ unless otherwise stated)

	Note	As at 30 June 2026	As at 31 December 2025
		(Unaudited)	(Audited)
Assets			
Cash and cash equivalents		**950**	549
Investments measured at fair value through profit or loss (FVTPL)	5	**32,413**	32,108
Dividends receivable		**89**	99
Total assets		**33,452**	32,756
Liabilities			
Accrued management fee	7	**26**	29
Accruals and other liabilities		**37**	37
Total liabilities		**63**	66
Net assets attributable to the Unitholders		**33,389**	32,690
Units in issue in thousands		**3,789**	3,833
Net assets per unit in Saudi Riyals		**8.8121**	8.5286

The accompanying notes from 1 to 13 form an integral part of these interim condensed financial statements.

INTERIM STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)
(All amounts in Saudi Riyals '000' unless otherwise stated)

	Note	For the six-month period ended 30 June	
		2026	**2025**
Income			
Dividend income		**1,226**	1,246
Net gain / (losses) from investments measured at FVTPL		**1,422**	(1,838)
Total income / (loss)		**2,648**	(592)
Expenses			
Management fee	7	**(151)**	(153)
Other expenses		**(74)**	(80)
Total expenses		**(225)**	(233)
Change in net assets attributable to the Unitholders for the period		**2,423**	(825)
Other comprehensive income for the period		**-**	-
Total change in net assets attributable to the Unitholders for the period		**2,423**	(825)

The accompanying notes from 1 to 13 form an integral part of these interim condensed financial statements.

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 2026	2025
Net assets attributable to the Unitholders at the beginning of the period (Audited)		**32,690**	36,902
Total comprehensive income / (loss) for the period		**2,423**	(825)
Changes from unit transactions			
Proceeds from issuance of units		**722**	3,664
Payment against redemptions of units		**(1,105)**	(5,103)
Net change from unit transactions		**(383)**	(1,439)
Dividend distribution	9	**(1,341)**	(1,540)
Net assets attributable to the Unitholders at the end of the period (Unaudited)		**33,389**	33,098

	For the six-month period ended 30 June	
Units at the beginning of the period (Audited)	**3,833**	4,158
Units issued	**83**	439
Units redeemed	**(127)**	(588)
Net change in units	**(44)**	(149)
Units at the end of the period (Unaudited)	**3,789**	4,009

The accompanying notes from 1 to 13 form an integral part of these interim condensed financial statements.

INTERIM STATEMENT OF CASH FLOWS (UNAUDITED)
(All amounts in Saudi Riyals ‘000’ unless otherwise stated)

	For the six-month period ended 30 June	
	2026	2025
Cash flows from operating activities		
Net income / (loss) for the period	**2,423**	(825)
Adjustments for:		
- Dividend income	**(1,226)**	(1,246)
- Unrealised (gain) / losses on re-measurement of investments measured at FVTPL, net	**(1,509)**	1,257
	(312)	(814)
Net changes in operating assets and liabilities		
Investments measured at FVTPL	**1,204**	2,839
Accrued management fee	**(3)**	19
Accruals and other liabilities	**-**	(22)
Cash generated from operating activities	**889**	2,022
Dividends received	**1,236**	1,084
Net cash generated from operating activities	**2,125**	3,106
Cash flows from financing activities		
Proceeds from issuance of units	**722**	3,664
Payment against redemptions of units	**(1,105)**	(5,103)
Dividends paid	**(1,341)**	(1,540)
Net cash used in financing activities	**(1,724)**	(2,979)
Net change in cash and cash equivalents	**401**	127
Cash and cash equivalents at the beginning of the period	**549**	479
Cash and cash equivalents at the end of the period	**950**	606
Supplemental information		
Purchase of investments	**-**	32,426
Sale of investments (carrying value)	**1,204**	35,265

The accompanying notes from 1 to 13 form an integral part of these interim condensed financial statements.

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, the Fund Manager considers the Fund as an independent accounting unit. Accordingly, the Fund Manager prepares separate financial statements for the Fund. The management of the Fund is the responsibility of the 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 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 from 14 Muharram 1447H (corresponding 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

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

These interim condensed financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2025. In addition, results for the six-month period ended 30 June 2026, are not necessarily indicative of the actual results for the full year ending on 31 December 2026 and final results may differ.

The interim condensed financial statements have been prepared on a historical cost convention, except for the revaluation of investments measured at FVTPL 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 these interim condensed financial statements 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.

2 BASIS OF PREPARATION (continued)

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

In preparing these interim condensed financial statements, 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 2025.

3 NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS

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

New standards, interpretations and amendments adopted by the Fund

The International Accounting Standard Board (IASB) has issued following accounting standards, amendments, which were effective from periods on or after 1 January 2026. Fund Manager has assessed that the amendments have no impact on the Fund's condensed interim financial information.

Standard, interpretation and amendments	Description	Effective from periods beginning on or after
Amendment to IFRS 9 and IFRS 7 - Classification and Measurement of Financial Instruments	These amendments: • clarify the requirements for the timing of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system; • clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion; • add new disclosures for certain instruments with contractual terms that can change cash flows (such as some instruments with features linked to the achievement of environment, social and governance (ESG) targets); and • make updates to the disclosures for equity instruments designated at Fair Value through Other Comprehensive Income (FVOCI).	1 January 2026
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: • 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

(All amounts in ⃁ '000' unless otherwise stated)

3 NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS

New Standards, interpretations and amendments not yet effective and not early adopted

The listing of standards and interpretations issued which the Fund reasonably expects to be applicable at a future date are as follows. The Fund intends to adopt these standards when they become effective. These amendments and standards except IFRS 18 are not expected to have any significant impact on the condensed interim financial information of the Fund.

Standard, interpretation and amendments	Description	Effective from periods beginning on or after
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
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 recognised in full.	Effective date deferred indefinitely
Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates relating to Translation to a Hyperinflationary Presentation	The amendments clarify how companies should translate financial statements from a non-hyperinflationary currency into a hyperinflationary one	1 January 2027

IFRS 18 *Presentation and Disclosure in Financial Statements* ("IFRS 18") will replace IAS 1 *Presentation of Financial Statements* and is effective for annual reporting periods beginning on or after 1 January 2027. The Fund has not early adopted IFRS 18 in preparing this condensed interim financial information. Fund manager is in the process of assessing the estimated impact of its initial application on the Fund's financial statements, and its preliminary assessment across the four key areas introduced by the standard is set out below. The assessment may be subject to change as the Fund finalises its transition project ahead of the effective date.

a. Structure of the Statement of Profit or Loss

IFRS 18 requires income and expenses to be classified into five categories — operating, investing, financing, income taxes and discontinued operations — and introduces two new mandatory subtotals: *operating profit or loss* and *profit or loss before financing and income taxes*. Classification is generally driven by an entity's main business activities.

The Fund has determined that its main business activity is investing in equity securities of listed and other eligible companies to generate capital growth and dividend income. Under IFRS 18, entities whose main business activity is investing in financial assets are required to classify the related income and expenses within the *operating* category, rather than investing. Accordingly, dividend income, net gains or losses on investments measured at fair value through profit or loss, and related fund operating expenses are expected to continue to be presented within operating profit or loss.

3 NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS (continued)

New Standards, interpretations and amendments not yet effective and not early adopted (continued)

a. Structure of the Statement of Profit or Loss (continued)

The Fund does not expect the adoption of IFRS 18 to change total comprehensive income or Unitholders' equity. The principal impact is expected to be on the presentation, labelling and subtotals within the statement of profit or loss, rather than on recognition or measurement.

b. Management-defined Performance Measures

Management-defined performance measures ("MPMs") are subtotals of income and expenses, not otherwise specified by IFRS, that are used in public communications outside the financial statements to communicate management's view of an aspect of the Fund's financial performance, and which are required to be reconciled to the most directly comparable IFRS subtotal.

The Fund has reviewed its external communications, including investor reporting and fund fact sheets, and has not identified any performance measures that meet the definition of an MPM under IFRS 18. Accordingly, no MPM reconciliation disclosures are currently expected to be required on adoption. The Fund will continue to monitor its external communications up to the effective date, as any measure introduced in the interim could still meet the definition.

c. Principles of Aggregation and Disaggregation

IFRS 18 introduces enhanced principles for aggregating and disaggregating information in the primary financial statements and notes based on shared or dissimilar characteristics, together with more specific requirements on the labelling and description of line items, and the use of unspecific descriptions such as "other."

The Fund is assessing its statement of financial position, statement of comprehensive income and related notes against these principles. Based on the assessment performed to date, the Fund expects the adoption of IFRS 18 to result in more granular presentation and disclosure of certain line items but does not expect a significant impact on the Fund's financial position or financial performance.

d. Consequential Amendments to IAS 7

IFRS 18 makes consequential amendments to IAS 7 *Statement of Cash Flows*, including removing the choice of classification for interest and dividends received or paid and requiring the statement of cash flows to use operating profit or loss (rather than profit or loss) as the starting point for the indirect method.

The Fund is assessing the impact of these amendments on its statement of cash flows. Given that dividend income and net investment gains and losses already form part of the Fund's principal/operating activities, no significant change to the classification of the Fund's cash flows is currently expected, although the presentation of the reconciliation to operating profit or loss may change.

4 FUNCTIONAL AND PRESENTATION CURRENCY

Items included in these interim condensed financial statements are measured using the currency of the primary economic environment in which the Fund operates (the “functional currency”). These interim condensed financial statements are presented in Saudi Riyals (“SR”) which is the Fund’s functional and presentation currency. All financial information presented in SR has been rounded to the nearest thousand.

The Fund did not have any foreign currency transaction during the six-month period ended 30 June 2026 (2025: Nil).

(All amounts in ⃁ '000' unless otherwise stated)

5 INVESTMENTS AT FAIR VALUE THROUGH STATEMENT OF INCOME

	As at 30 June 2026 (Unaudited)	**As at 31 December 2025 (Audited)**
Investments measured at FVTPL	**32,413**	32,108

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

Geographical area	**As at 30 June 2026 (Unaudited)**		**As at 31 December 2025 (Audited)**	
	% of total market value	**market value**	**% of total market value**	**market value**
Saudi Market - Real Estate	**100%**	**32,413**	100%	32,108

The effect on the net assets value (as a result of the change in the fair value of investments as at 30 June 2026 and 31 December 2025) 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 2026 (Unaudited)**		**As at 31 December 2025 (Audited)**	
	Potential reasonable change %	**Effect on NAV**	**Potential reasonable change %**	**Effect on NAV**
Saudi Market - Real Estate	**+/-5**	**1,621**	+/-5	1,605

6 FAIR VALUE ESTIMATION

The Fund's financial assets consist of cash and cash equivalents, investments measured at FVTPL, and dividend receivables. The Fund's financial liabilities consist of accrued management fee payable and accruals and other liabilities.

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 following table shows the carrying amount and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy for financial instruments measured at fair value. It does not include fair value information for financial assets and financial liabilities not measured at fair value as the carrying amount is a reasonable approximation of fair value. The fair value of investments measured at FVTPL are based on quoted prices in active markets and are therefore classified within Level 1.

(All amounts in ⃁ '000' unless otherwise stated)

6 FAIR VALUE ESTIMATION

		Fair value			
As at 30 June 2026 (Unaudited)	**Carrying value**	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial asset measured at fair value					
Investments measured at FVTPL	**32,413**	**32,413**	**-**	**-**	**32,413**

		Fair value			
As at 31 December 2025 (Audited)	**Carrying value**	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial asset measured at fair value					
Investments measured at FVTPL	32,108	32,108	-	-	32,108

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% (2025: 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.

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)**	
			2026	**2025**
AlBilad Investment Company	Fund Manager	Management fee	**151**	153
		Administration fee	**10**	10
Fund Board	Members of the Fund Board	Fund Board fee (reversal) / expenses	**(1)**	2

Balances with related parties

Following table summarises the details of balances with related parties:

Nature of balance	**Related Party**	**As at 30 June 2026 (Unaudited)**	**As at 31 December 2025 (Audited)**
Current account	Bank Albilad - Parent company of Fund Manager	**-**	49
Accrued management fee	Albilad Investment Company - Fund Manager	**26**	29
Fund Board fee payable	Members of the Fund board	**1**	4
Administration fee payable	Albilad Investment Company	**1**	2

8 FINANCIAL INSTRUMENTS BY CATEGORY

All financial assets and financial liabilities as at 30 June 2026 and 31 December 2025 were classified under amortized cost category except for investments measured at FVTPL 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 4.05% on 3 May 2026 (30 June 2025: 4.94% on 1 May 2025).

10 CONTINGENCIES AND COMMITMENT

There were no contingencies and commitment as at 30 June 2026 (2025: Nil).

11 SUBSEQUENT EVENTS

There are no subsequent events / transactions that require adjustment to or disclosure in the interim condensed financial statements as at 30 June 2026.

12 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 statements for the period was 30 June 2026 (31 December 2025).

13 APPROVAL OF THE INTERIM CONDENSED FINANCIAL STATEMENTS

This interim condensed financial information was approved and authorized for issuance by the Fund Board on 10 August 2026 (corresponding to 27 Safar 1448 H).