

**BLOM FUND OF REITS FUND
(AN OPEN-ENDED INVESTMENT FUND MANAGED BY
BLOMINVEST SAUDI ARABIA)**

**FINANCIAL STATEMENTS AND INDEPENDENT
AUDITOR'S REPORT FOR THE YEAR ENDED 31
DECEMBER 2025**

**BLOM FUND OF REITS FUND
(AN OPEN-ENDED INVESTMENT FUND MANAGED BY BLOMINVEST SAUDI ARABIA)
FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025**

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Independent auditor's report to the unitholders and Fund Manager of Blom Fund of REITS Fund

Our opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Blom Fund of REITS Fund (the "Fund") as at 31 December 2025, and its financial performance and its cash flows 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 the Saudi Organisation for Chartered and Professional Accountants (SOCPA).

What we have audited

The Fund's financial statements comprise:

- the statement of financial position as at 31 December 2025;
- the statement of comprehensive income for the year then ended;
- the statement of changes in net assets attributable to the unitholders for the year then ended;
- the statement of cash flows for the year then ended; and
- the notes to the financial statements, comprising material accounting 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Fund and Fund Manager in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards), endorsed in the Kingdom of Saudi Arabia (the "Code"), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code's requirements.

Other information

Fund Manager is responsible for the other information. The other information comprises the information included in the Fund's Annual Report, other than the financial statements and our auditor's report thereon, which is expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we will 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 when it becomes available 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.

When we read the Fund's Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Fund Manager and those charged with governance for the financial statements

Fund Manager 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 SOCPA, and the applicable requirements of the Investment Funds Regulations issued by the Capital Market Authority and the Fund's terms and conditions, and for such internal control as Fund Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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Independent auditor's report to the unitholders and Fund Manager of Blom Fund of REITS Fund (continued)

Responsibilities of Fund Manager and those charged with governance for the financial statements (continued)

In preparing the financial statements, Fund Manager 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 Fund Manager 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 Board, are responsible for overseeing the Fund's financial reporting process.

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 the 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 International Standards on Auditing, that are endorsed in the Kingdom of Saudi Arabia, we exercise professional judgment and maintain professional scepticism 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 Fund Manager's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Fund Manager.
- Conclude on the appropriateness of Fund Manager'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 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.

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.

PricewaterhouseCoopers

Waleed A. Alhidiri
License Number 559

30 March 2026

BLOM FUND OF REITS FUND
(AN OPEN-ENDED INVESTMENT FUND MANAGED BY BLOMINVEST SAUDI ARABIA)
STATEMENT OF FINANCIAL POSITION
(All amounts in Saudi Riyals unless otherwise stated)

	Note	As at 31 December 2025	As at 31 December 2024
Assets			
Cash and cash equivalents		147,149	264,201
Investments carried at fair value through profit or loss (FVTPL)	7	8,854,530	10,626,786
Dividend receivable		27,006	10,926
Total assets		9,028,685	10,901,913
Liabilities			
Management fee payable	9	6,878	8,087
Accrued expenses		16,663	45,187
Total liabilities		23,541	53,274
Net assets attributable to the unitholders		9,005,144	10,848,639
Redeemable units in issue		101,043	115,885
Net assets attributable to each unit		89.12	93.62

The accompanying notes 1 to 16 form an integral part of these financial statements.

BLOM FUND OF REITS FUND
(AN OPEN-ENDED INVESTMENT FUND MANAGED BY BLOMINVEST SAUDI ARABIA)
STATEMENT OF COMPREHENSIVE INCOME
 (All amounts in Saudi Riyals unless otherwise stated)

	Note	For the year ended 31 December	
		2025	2024
Income/ (loss)			
Realised loss on sale of investments carried at FVTPL, net		(948,498)	(470,378)
Unrealised gain / (loss) on investments carried at FVTPL, net		442,066	(966,532)
Dividend income		672,401	699,412
Total income/ (loss)		165,969	(737,498)
Expenses			
Management fee	9	(78,099)	(91,316)
Other expenses	8	(307,338)	(285,655)
Total expenses		(385,437)	(376,971)
Net loss for the year		(219,468)	(1,114,469)
Other comprehensive income for the year		-	-
Total comprehensive loss for the year		(219,468)	(1,114,469)

The accompanying notes 1 to 16 form an integral part of these financial statements.

BLOM FUND OF REITS FUND
(AN OPEN-ENDED INVESTMENT FUND MANAGED BY BLOMINVEST SAUDI ARABIA)
STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO THE UNITHOLDERS
 (All amounts in Saudi Riyals unless otherwise stated)

	For the year ended 31 December	
	2025	2024
Net assets attributable to the unitholders at the beginning of the year	10,848,639	12,248,797
Changes from operations		
Total comprehensive loss for the year	(219,468)	(1,114,469)
Changes from unit transactions		
Issuance of units	-	100,000
Redemption of units	(1,328,894)	(71,680)
Net changes in value of units	(1,328,894)	28,320
Payment of dividend to unitholders	(295,133)	(314,009)
Net assets attributable to unitholders at the end of the year	9,005,144	10,848,639

Redeemable unit transactions

Transactions in redeemable units made during the year are summarized, as follows:

	For the year ended 31 December	
	2025	2024
Units at beginning of the year	115,885	115,607
Units issued	-	1,043
Units redeemed	(14,842)	(765)
Net changes in units	(14,842)	278
Units at end of the year	101,043	115,885

The accompanying notes 1 to 16 form an integral part of these financial statements.

BLOM FUND OF REITS FUND
(AN OPEN-ENDED INVESTMENT FUND MANAGED BY BLOMINVEST SAUDI ARABIA)
STATEMENT OF CASH FLOWS
(All amounts in Saudi Riyals unless otherwise stated)

	<u>For the year ended 31 December</u>	
	<u>2025</u>	<u>2024</u>
Cash flows from operating activities		
Net loss for the year	(219,468)	(1,114,469)
Adjustments for:		
Unrealised (gain)/ loss on investments carried at FVTPL, net	(442,066)	966,532
Dividend income	(672,401)	(699,412)
	<u>(1,333,935)</u>	<u>(847,349)</u>
Net changes in operating assets and liabilities		
Investments carried at FVTPL	2,214,322	556,676
Management fee payable	(1,209)	(17,006)
Accrued expenses	(28,524)	(4,713)
Net cash generated from / (used in) operations	<u>850,654</u>	<u>(312,392)</u>
Dividend income received	656,321	697,969
Net cash generated from operating activities	<u>1,506,975</u>	<u>385,577</u>
Cash flows from financing activities		
Proceeds from issuance of units	-	100,000
Payment on redemption of units	(1,328,894)	(71,680)
Payment of dividend to unitholders	(295,133)	(314,009)
Net cash used in financing activities	<u>(1,624,027)</u>	<u>(285,689)</u>
Net change in cash and cash equivalents	<u>(117,052)</u>	<u>99,888</u>
Cash and cash equivalents at beginning of year	264,201	164,313
Cash and cash equivalents at end of the year	<u>147,149</u>	<u>264,201</u>

The accompanying notes 1 to 16 form an integral part of these financial statements.

BLOM FUND OF REITS FUND
(AN OPEN-ENDED INVESTMENT FUND MANAGED BY BLOMINVEST SAUDI ARABIA)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025
(All amounts in Saudi Riyals unless otherwise stated)

1. GENERAL

Blom Funds of REITS Fund (the "Fund") is an investment fund created by an agreement between Blominvest Saudi Arabia Company (the "Fund Manager") and investors ("unitholders"). The primary objective of the Fund is to achieve medium to long-term capital appreciation as well as periodic dividend distributions through investing in REITs listed on the Saudi Market. The Fund was established on 3 December 2017 as per approval from the Capital Market Authority (the "CMA").

The Fund has appointed HSBC Saudi Arabia to act as its custodian and administrator. The fees for the custodian and administrator services are paid directly by the Fund.

2. REGULATING AUTHORITY

The Fund is governed by the Investment Fund Regulations (the "Regulations") issued by the CMA on 3 Dhul Hijja 1427H (corresponding to 24 December 2006) and amended by resolution of the Board of the Capital Market Authority 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), in addition to the new amendment number 2-22-2021 issued on 12 Rajab 1442H (Corresponding to 24 February 2021) detailing requirements for all funds within the Kingdom of Saudi Arabia. During the year ended 31 December 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 1446H (corresponding to 9 July 2025), and has issued another amendment to the regulation via amendment number 1-135-2025 issued on 3 Jumada Al-Thani 1447H (corresponding to 24 November 2025) effective from 3 Jumada Al-Thani 1447H (corresponding to 24 November 2025).

3. BASIS OF PREPARATION

These financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRSs"), that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organisation for Certified Public Accountants ("SOCPA") (collectively referred to as "IFRS that are endorsed in the KSA") and applicable provisions of Investment Funds Regulations issued by the Board of Capital Market Authority and Fund's terms and conditions.

These financial statements have been prepared on a historical cost basis, except for Financial assets at fair value through profit or loss (FVTPL) which are stated at their fair value and using accrual basis of accounting.

These financial statements are presented in Saudi Riyals ("SR"), which is the functional currency of the Fund, and all values are rounded to the nearest one Saudi Riyal, except where otherwise indicated.

4. MATERIAL ACCOUNTING POLICIES

Following are the material accounting policies applied by the Fund in preparing its financial statements. These have been consistently applied unless otherwise stated:

4.1 Financial instruments

(i) Classification

In accordance with IFRS 9, the Fund classifies its financial assets and financial liabilities at initial recognition into the categories of financial assets and financial liabilities discussed below.

In applying that classification, a financial asset or financial liability is considered to be held for trading if:

- a) It is acquired or incurred principally for the purpose of selling or repurchasing it in the near term or
- b) On initial recognition, it is part of a portfolio of identified financial instruments that are managed together and for which, there is evidence of a recent actual pattern of short-term profit-taking or
- c) It is a derivative (except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument)

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(All amounts in Saudi Riyals unless otherwise stated)

4. MATERIAL ACCOUNTING POLICIES (continued)

4.1 Financial instruments (continued)

(i) Classification (continued)

Financial assets

The Fund classifies its financial assets as subsequently measured at amortised cost or at fair value through profit or loss on the basis of both:

- The entity's business model for managing the financial assets
 - The contractual cash flow characteristics of the financial asset
- Financial assets measured at amortised cost
A debt instrument is measured at amortised cost if it is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.
 - Financial assets measured at fair value through profit or loss (FVTPL)
A financial asset is measured at fair value through profit or loss if:
 - i. Its contractual terms do not give rise to cash flows on specified dates that are solely payments of principal and interest on the principal amount outstanding (SPPI); and
 - ii. It is not held within a business model whose objective is either to collect contractual cash flows, or to both collect contractual cash flows and sell; or
 - iii. At initial recognition, it is irrevocably designated as measured at FVTPL when doing so eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.

Financial liabilities

- Financial liabilities measured at fair value through profit or loss (FVTPL)
A financial liability is measured at FVTPL if it meets the definition of held for trading. The Fund does not hold any financial liabilities measured at FVTPL.
- Financial liabilities measured at amortised cost
This category includes all financial liabilities, other than those measured at fair value through profit or loss.

(ii) Recognition

The Fund recognises a financial asset or a financial liability when it becomes a party to the contractual provisions of the instrument.

Purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Fund commits to purchase or sell the asset.

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(All amounts in Saudi Riyals unless otherwise stated)

4. MATERIAL ACCOUNTING POLICIES (continued)

4.1 Financial instruments (continued)

(iii) Initial measurement

Financial assets and financial liabilities at FVTPL are recorded in the statement of financial position at fair value. All transaction costs for such instruments are recognised directly in statement of comprehensive income.

Financial assets and liabilities (other than those classified as at FVTPL) are measured initially at their fair value including any directly attributable incremental costs of acquisition or issue.

(iv) Subsequent measurement

After initial measurement, the Fund measures financial instruments which are classified as at FVTPL, at fair value. Subsequent changes in the fair value of those financial instruments are recorded in net unrealised gain or loss on financial assets and liabilities at FVTPL in the statement of comprehensive income. Interest and dividends earned or paid on these instruments are recorded separately in interest income or expense and dividend income in the statement of comprehensive income.

(v) Derecognition of financial instruments

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Fund's statement of financial position) 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.

When the Fund has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership.

When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Fund continues to recognise the transferred asset to the extent of the Fund's continuing involvement. In that case, the Fund also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Fund has retained.

The Fund derecognises a financial liability when the obligation under the liability is discharged, cancelled or expired.

(vi) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the asset and settle the liability simultaneously. This is generally not the case with master netting agreements unless one party to the agreement defaults and the related assets and liabilities are presented gross in the statement of financial position.

(vii) Impairment of financial assets

The Fund assesses on a forward looking basis the Expected Credit Losses ("ECL") associated with its financial assets, carried at amortised cost, the ECL is based on a 12-month ECL and lifetime ECL. The 12-month ECL is the portion of lifetime the ECLs that result from default events on a financial instrument that are possible within 12 months after the reporting date. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL.

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(All amounts in Saudi Riyals unless otherwise stated)

4. MATERIAL ACCOUNTING POLICIES (continued)

4.2 Cash and cash equivalents

For the purposes of the statement of cash flows, cash and cash equivalents comprise balance held in a custodian account with HSBC Saudi Arabia. Cash and cash equivalents are carried at amortised cost in the statement of financial position.

4.3 Accrued expenses

Liabilities are recognized for amounts to be paid in the future for services received, whether billed by the suppliers or not. These are initially recognized at fair value and subsequently at amortized cost using the effective interest rate method.

4.4 Provisions

Provisions are recognised when the Fund has an obligation (legal or constructive) arising from a past event, and the costs to settle the obligation are both probable and can be measured reliably. If the effect of time value of money is material, provisions are discounted using a current pretax rate that reflects, where appropriate, the risk specific to the liability. When discounting is used, the increase in the provision due to passage of time is recognised as finance costs.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured.

4.5 Zakat and income tax

Under the current system of taxation in the Kingdom of Saudi Arabia the Fund is not liable to pay any zakat or income tax as they are considered to be the obligation of the unitholders and as such, these are not provided in the financial statements.

4.6 Redeemable units

The Fund issues one class of units which are redeemable at the holder's option. The units are classified as financial liabilities. The units can be put back to the Fund for cash equal to a proportionate share of the Fund's net asset value attributable to the unitholder. The units are carried at amortised cost which corresponds to the redemption amount that is payable at the statement of financial position date if the holder exercises the right to put the unit back to the Fund.

The units are issued and redeemed at the holder's option at prices based on the Fund's net asset value per share at the time of issue or redemption. The Fund's net asset value per unit is calculated by dividing the net assets attributable to the unitholders with the total number of outstanding units. In accordance with the provisions of the Fund's regulations, investment positions are valued based on the last traded market price for the purpose of determining the net asset value per share for subscriptions and redemptions.

Dividends declared and paid to unitholders are recognised in the statement of changes in net assets attributable to unitholders in the period in which they are approved. Such distributions are accounted for as a deduction from net assets attributable to unitholders.

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NOTES TO THE FINANCIAL STATEMENTS
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4. MATERIAL ACCOUNTING POLICIES (continued)

4.7 Net assets value per unit

Net assets value per unit as disclosed in the statement of financial position is calculated by dividing the net assets of the Fund by the number of units outstanding at year end.

4.8 Dividend income

Dividend income is recognised in statement of comprehensive income on the date on which the right to receive the payment for dividend is established. For quoted equity securities, this is usually the ex-dividend date. Dividend income from equity securities designated as at FVTPL is recognised in statement of comprehensive income in a separate line item.

4.9 Net gain or loss on financial assets at fair value through profit or loss ("FVTPL")

Net gains or losses on financial assets and liabilities at FVTPL are changes in the fair value of financial assets and liabilities held for trading or designated upon initial recognition as at FVTPL and exclude special commission and dividend income and expenses.

Unrealised gains and losses comprise changes in the fair value of financial instruments for the year and from reversal of the prior year's unrealised gains and losses for financial instruments, which were realised in the reporting period. Realised gains and losses on disposals of financial instruments classified as at FVTPL are calculated using the weighted average cost method. They represent the difference between an instrument's initial carrying amount and disposal amount.

4.10 Fund Management and custodian fee

Fund management and custodian fee are recognised on accrual basis and charged to the statement of comprehensive income. The fees are charged at agreed rates with Fund Manager and as stated in the terms and conditions of the Fund.

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4. MATERIAL ACCOUNTING POLICIES (continued)

4.11 Fair value of financial instruments

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability, or
- in the absence of a principal market, in the most advantageous market for the asset or liability

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

The Fund uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy. This is described, as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- 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.

For assets and liabilities that are recognized in financial statements at fair value on a recurring basis, the Fund determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each year. The Fund determines the policies and procedures for both recurring fair value measurement, and for non-recurring measurement.

At each reporting date, the Fund analyses the movements in the values of assets and liabilities which are required to be re-measured or re-assessed as per the Fund's accounting policies. For this analysis, the Fund verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents. The Fund also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

For the purpose of fair value disclosures, the Fund has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy, as explained above. Fair value related disclosures for financial instruments that are measured at fair value or where fair values are disclosed are discussed in note 11.

5. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS

The preparation of these 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 year in which the estimates are revised and in any future years affected. There are no areas of significant judgment or critical assumption used in the preparation of these financial statements.

BLOM FUND OF REITS FUND
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NOTES TO THE FINANCIAL STATEMENTS
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(All amounts in Saudi Riyals unless otherwise stated)

6. NEW STANDARDS AND AMENDMENTS DURING THE YEAR

The International Accounting Standard Board (IASB) has issued following accounting standards, amendments which were effective from 1 January 2025 but does not have significant impact on the financial statements of the Fund.

Standard, interpretation, amendments	Description	Effective date
Amendment to IAS 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. The 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

The International Accounting Standard Board (IASB) has issued following accounting standards, amendments which are effective from period on or after 1 January 2026. The Company has opted not to early adopt these pronouncements and they do not have a significant impact on the financial statements of the Fund.

Standard, interpretation, amendments	Description	Effective date
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 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 recognised and derecognised and to provide an exception for certain financial liabilities settled using an electronic payment system.	1 January 2026
Amendments to IFRS 9 and IFRS 7, Contracts referencing	Contracts Referencing Nature-dependent Electricity amends IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures to more faithfully reflect the effects of contracts referencing nature-dependent electricity on an entity's financial statements.	1 January 2026

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6. NEW STANDARDS AND AMENDMENTS DURING THE YEAR (continued)

Accounting standards issued but not yet effective (continued)

Standard, interpretation, amendments	Description	Effective date
Annual improvements to IFRS – Volume 11	<p>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.</p> <p>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.</p>	1 January 2026
IFRS 18, Presentation and Disclosure in Financial Statements	<p>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').</p> <p>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.</p>	1 January 2027
IFRS 19, Subsidiaries without Public Accountability: Disclosures	<p>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.</p>	1 January 2027

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7. INVESTMENTS CARRIED AT FAIR VALUE THROUGH PROFIT OR LOSS (FVTPL)

The composition of the investments at fair value through profit and loss is summarised below:

Description	31 December 2025			Unrealised loss
	% of market value	Cost	Market value	
Jadwa REIT Alharamain Fund	20.00%	1,942,648	1,770,735	(171,913)
Al Rajhi REIT Fund	18.17%	1,837,959	1,608,773	(229,186)
Alinma Hospitality REIT Fund	9.91%	944,412	877,501	(66,911)
Bonyan REIT Fund	9.64%	898,728	853,435	(45,293)
Sedco Capital REIT Fund	9.19%	1,133,470	813,950	(319,520)
Al Maather REIT Fund	9.10%	821,762	806,018	(15,744)
Taleem Reit Fund	7.49%	775,097	662,991	(112,106)
Alinma Retail REIT Fund	6.69%	609,653	592,418	(17,235)
Alkhabeer REIT Fund	6.16%	743,920	545,783	(198,137)
AlAhli REIT Fund 1	3.65%	423,706	322,926	(100,780)
	100 %	10,131,355	8,854,530	(1,276,825)

Description	31 December 2024			Unrealised (loss) / gain
	% of market value	Cost	Market value	
Al Rajhi REIT Fund	19.84%	2,270,245	2,108,200	(162,045)
Jadwa REIT Alharamain Fund	16.36%	2,137,598	1,738,719	(398,879)
Alinma Hospitality REIT Fund	9.66%	1,096,838	1,026,682	(70,156)
Sedco Capital REIT Fund	8.58%	1,082,769	912,052	(170,717)
Bonyan REIT Fund	8.31%	885,769	883,039	(2,730)
Al Maather REIT Fund	8.06%	810,722	856,376	45,654
Taleem Reit Fund	6.75%	836,317	716,800	(119,517)
Riyad REIT Fund	6.40%	967,229	680,000	(287,229)
Alkhabeer REIT Fund	4.51%	684,292	479,136	(205,156)
Mulkia Gulf Real Estate REIT	3.69%	542,222	392,153	(150,069)
Alinma Retail REIT Fund	3.65%	397,782	388,352	(9,430)
AlAhli REIT Fund 1	2.52%	337,133	267,977	(69,156)
Derayah REIT Fund	1.67%	296,761	177,300	(119,461)
	100%	12,345,677	10,626,786	(1,718,891)

The movement of investments carried at FVTPL during the year was as follows:

	As at 31 December 2025	As at 31 December 2024
Opening balance	10,626,786	12,149,994
Purchase of investments	1,190,877	2,743,180
Sale of investments	(3,405,199)	(3,299,856)
Changes in unrealised gain/ (loss) on investments carried at FVTPL, net	442,066	(966,532)
Closing balance	8,854,530	10,626,786

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8. OTHER EXPENSES

	For the year ended 31 December	
	2025	2024
Custodian and administration fees (see below)	120,000	120,000
Shariah review fees	47,000	47,000
Audit fees	35,000	35,000
Board remuneration	20,000	20,000
Miscellaneous charges	85,338	63,655
	307,338	285,655

HSBC Saudi Arabia act as the custodian and administrator of the Fund. The Fund pays an administration fee calculated at an annual rate of 0.08% (31 December 2024: 0.08%) of the total value of the Fund's assets as set out in the Fund's terms and conditions. This fee is subject to a minimum of SAR 90,000 (31 December 2024: SAR 90,000). In addition, the Fund also pays custodian fee calculated at an annual rate of 0.08% (31 December 2024: 0.08%) of the total value of the Fund's assets as set out in the Fund's terms and conditions. This fee is subject to a minimum of SAR 30,000 (31 December 2024: SAR 30,000).

9. TRANSACTIONS WITH RELATED PARTIES

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial or operational decisions. In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form.

Related parties include Fund Manager, the Fund Board Directors, affiliates of Fund Manager and the Funds managed by Fund Manager.

In the ordinary course of its activities, the Fund transacts business with related parties.

The Fund pays a management fee at the rate of 0.8% per annum (31 December 2024: 0.8%) calculated based on the net asset at each valuation date. Fund Manager also recovers from the Fund any other expenses incurred on behalf of the Fund including audit fees, board compensation, and other similar charges.

Name of related party	Nature of transactions	Amount of transactions		Balance payable	
		For the year ended 31 December 2025	For the year ended 31 December 2024	As at 31 December 2025	As at 31 December 2024
Blominvest Saudi Arabia	Management fee	(78,099)	(91,316)	(6,878)	(8,087)
Fund Board	Annual remuneration	(20,000)	(20,000)	-	(20,000)

The unitholders' account included 100,000 units held by Fund Manager as of 31 December 2025 and 31 December 2024.

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10. FINANCIAL ASSETS AND FINANCIAL LIABILITIES

Set out below is an overview of the financial assets, other than cash and cash equivalents, held by the Fund as at 31 December 2025 and 31 December 2024.

	<u>As at 31 December</u>	
	2025	2024
Financial assets at fair value through profit or loss		
Investments carried at FVTPL	8,854,530	10,626,786
Financial assets at amortised cost		
Dividend receivable	27,006	10,926
Total financial assets	<u>8,881,536</u>	<u>10,637,712</u>

Set out below is an overview of financial liability held by the Fund as at 31 December 2025 and 31 December 2024.

	<u>As at 31 December</u>	
	2025	2024
Financial liability at amortised cost		
Management fee payable	6,878	8,087
Accrued expenses	11,580	39,978
	<u>18,458</u>	<u>48,065</u>

11. FAIR VALUE HIERARCHY

The fair value for financial instruments traded in active markets is based on quoted market prices at the close of trading on the reporting date. Instruments for which no sales have been 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 carrying value less impairment provision of other receivables and payables are assumed to approximate their fair values.

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 is not considered to be significantly different from their carrying values. The fair value of investments held at FVTPL of income are based on quoted prices in active markets, and are therefore classified within Level 1.

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

	<u>Fair value measurement using</u>		
	<u>Quoted prices</u>	<u>Significant</u>	<u>Significant</u>
	<u>in active</u>	<u>observable</u>	<u>unobservable</u>
	<u>markets</u>	<u>inputs</u>	<u>inputs</u>
	<u>(Level 1)</u>	<u>(Level 2)</u>	<u>(Level 3)</u>
Total			
As at 31 December 2025			
Financial assets measured at fair value			
Investments at FVTPL	8,854,530	8,854,530	-
As at 31 December 2024			
Financial assets measured at fair value			
Investments at FVTPL	10,626,786	10,626,786	-

There were no transfers between Level 1 and Level 2 fair value measurements during the year, and no transfers into or out of Level 3 fair value measurements during the year.

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12. FINANCIAL RISK AND MANAGEMENT OBJECTIVES AND POLICIES

The Fund's principal financial liabilities are accrued management fees and other expenses. The Fund also has financial assets in the form of cash and cash equivalents, investments at FVTPL and dividend receivable which are integral and directly derived out of its regular business. The Fund's financial operations are exposed to following risks.

Credit risk

Credit risk refers to the risk that a party to a financial instrument will default on its contractual obligations resulting in financial loss to the Fund. The Fund has adopted a policy of only dealing with creditworthy counterparties, for whom the credit risk is assessed to be low. The Fund attempts to control credit risk by monitoring credit exposures, limiting transactions with specific non-related counterparties, and continually assessing the creditworthiness of such non-related counterparties.

The table below shows the Fund's maximum exposure to credit risk for components of the statement of financial position.

	2025	2024
Cash and cash equivalents	147,149	264,201
Dividend receivable	27,006	10,926
	174,155	275,127

The management has conducted an assessment as required under IFRS 9 and based on such an assessment, the management believes that there is no need for any significant impairment loss to be recognised against the carrying value of cash and cash equivalents and dividend receivable.

Liquidity risk

Liquidity risk is the risk that the Fund will encounter difficulty in releasing funds to meet commitments associated with financial liabilities. Liquidity risk may result from an inability to sell a financial asset quickly at an amount close to its fair value.

The Fund's terms and conditions provide for redemptions of units twice a week and it is, therefore, exposed to the liquidity risk of meeting unitholders redemptions. The Fund's investments at fair value through profit and loss are considered to be readily realisable, as the investments are in public listed mutual funds and can be redeemed any time throughout the week. Fund Manager monitors liquidity requirements on a regular basis and seeks to ensure that sufficient funds are available including bank facilities to meet commitments as they arise.

The undiscounted value of all financial liabilities of the Fund at the reporting date approximate to their carrying values and all are to be settled within one year from the reporting date.

Market risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates, foreign exchange rates and equity prices. The maximum risk resulting from financial instruments equals their fair value. The objective of market risk management is to manage and control the market risk exposures within acceptable parameters while optimizing the return. The fund is only exposed to equity price risk.

Equity price risk

Equity price risk is the risk of unfavourable changes in the fair values of equity instruments as a result of changes in the value of individual shares. The equity price risk exposure arises from the Fund's investments in equity securities. The Fund's investments are susceptible to market price risk arising from uncertainties about future prices. The Board manages this risk through diversification of its investment portfolio in terms of industry concentration.

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12. FINANCIAL RISK AND MANAGEMENT OBJECTIVES AND POLICIES (continued)

Sensitivity analysis

The table below sets out the effect on profit or loss of a reasonably possible weakening /strengthening in the individual market prices by 5% at the reporting date. The estimates are made on an individual investment basis. The analysis assumes that all other variables, in particular commission and foreign currency rates, remain constant.

Effect on profit and loss	2025		2024	
investments at FVTPL	+ 5%	442,727	+ 5%	531,339
	- 5%	(442,727)	- 5%	(531,339)

Concentration of equity price risk

The following table analyses the Fund's concentration of equity price risk in the Fund's equity portfolio, measured at FVTPL by geographical distribution (based on counterparties' place of primary listing or, if not listed, place of domicile).

% of equity securities and units in funds:

	2025	2024
Kingdom of Saudi Arabia	100%	100%

13. MATURITY ANALYSIS OF ASSETS AND LIABILITIES

The table below shows an analysis of assets and liabilities according to when they are expected to be recovered or settled respectively:

As at 31 December 2025	Within 12 months	After 12 months	Total
Assets			
Cash and cash equivalents	147,149	-	147,149
Investments carried at FVTPL	8,854,530	-	8,854,530
Dividend receivable	27,006	-	27,006
Total assets	9,028,685	-	9,028,685
Liabilities			
Management fee payable	6,878	-	6,878
Accrued expenses	16,663	-	16,663
Total liabilities	23,541	-	23,541
As at 31 December 2024	Within 12 months	After 12 months	Total
Assets			
Cash and cash equivalents	264,201	-	264,201
Investments carried at FVTPL	10,626,786	-	10,626,786
Dividend receivable	10,926	-	10,926
Total assets	10,901,913	-	10,901,913
Liabilities			
Management fee payable	8,087	-	8,087
Accrued expenses	45,187	-	45,187
Total liabilities	53,274	-	53,274

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14. INFORMATIVE ZAKAT RETURN SUBMISSION

Article 3 of Zakat Collection Rules for Investing in Investment Funds, stipulates that all investment funds or real estate investment funds approved to be established by the CMA after the effective date of the resolution (1 January 2023), must register with ZATCA for Zakat purposes before the end of the first fiscal year from the date of the approval on their establishment and submit an informative zakat return within 120 days of fiscal year end. The Fund received its registration certificate no. 3116764693 from ZATCA on 6 June 2023. The Fund will submit the informative zakat return in due course.

The responsibility of paying zakat on investment in the Fund's units remains with the unitholders and the Fund does not have the zakat obligation to the extent that the unitholders are considered Zakat payers as per the provisions of the Zakat by-laws.

15. 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 financial statements was 31 December 2025 (2024: 31 December 2024).

16. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by Fund Manager (as authorised by the Fund Board) on 29 March 2026.