

Al-Jazira REIT Fund  
Fourth Quarter Report for the year 2025



Borrowing Ratio	Period in Days	Due date	NAV per unit	Performance - based on NAV	Closing Price	Performance - based on TASI prices	Rental income to unit price - %age	Cost to Total Assets Ratio	Total Assets Value	Net Assets Value
0.00%	---	---	7.51	-4.18%	11.51	-16.23%	5.31%	2.71%	SAR 94,856,820	SAR 88,614,689

**Detailed Fees**

Expense Type	Amount	Expense Ratio	Cap Limit
Custody	11,250	0.05%	0.10%
Management	197,583	0.83%	0.90%
Collection	69,139	0.29%	4.00%
Valuations	13,214	0.06%	30,000
Property Maintenance		0.00%	Actual
Registration	55,452	0.23%	220,000
Listed	13,131	0.06%	300,000
Audit	8,630	0.04%	35,000
CMA	1,849	0.01%	7,500
Board Members	5,425	0.02%	22,000
Performance	-	0.00%	---
Depreciation	228,416	0.96%	---
Others	39,633	0.17%	0.25%
<b>Total</b>	<b>643,722</b>	<b>2.71%</b>	

**List of Real-Estate in Fund's Portfolio**

Ser.	Name	Warehouses No.	Total Size	Percentage	Occupancy Percentage
1	Compound 1	10	10,584	16.18%	100.00%
2	Compound 2	12	10,000	15.29%	100.00%
3	Compound 3	10	11,229	17.17%	100.00%
4	Compound 4	10	10,671	16.32%	100.00%
5	Compound 5	12	12,507	19.12%	100.00%
6	Compound 6	10	10,414	15.92%	100.00%

**Statement of Distributed Profits - Since Inception**

Announcement Period	Distributions	Existing Units	Dist. Per Unit	% of Funds NAV	Due Date
Q4-2017	2,950,000	11,800,000	0.2500	2.44%	8-Nov-17
Q3-2018	5,900,000	11,800,000	0.5000	4.86%	25-Jul-18
Q2-2019	5,900,000	11,800,000	0.5000	5.13%	25-Jun-19
Q4-2020	3,540,000	11,800,000	0.3000	3.60%	15-Oct-20
Q4-2021	4,000,000	11,800,000	0.3390	4.70%	5-Dec-21
Q4-2022	3,450,000	11,800,000	0.2924	4.04%	17-Oct-22
Q4-2023	4,019,000	11,800,000	0.3406	4.58%	20-Nov-23
Q4-2024	4,720,000	11,800,000	0.4000	5.03%	5-Dec-24
Q4-2025	5,074,000	11,800,000	0.4300	5.39%	2-Dec-25

**A statement of the changes that affected the fund's function during the quarter**

Not applicable

**Statement of Distributed Profits for Q4 2025**

Announcement Period	Distributions	Existing Units	Dist. Per Unit	% of Funds NAV	Due Date
Q4-2025	5,074,000	11,800,000	0.4300	5.39%	2-Dec-25

**A list of the names of all the properties that make up the Fund's portfolio**

Al-Khumr Warehouses

Land Area (m2)	Built-up Area (m2)	Purchase Value (SAR)	Carrying Value (SAR)	% of Total Assets	Occupancy Rate %
65,387.71	65,404.00	118,000,000	88,798,201	93.61%	100.00%

**The fund's acquisition of real estate during the relevant quarter**

Not applicable

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