

Date: 30 April 2025

## Al-Jazira Capital announces the occurrence of a specific event for Al Jazira REIT

Element List	Explanation
Introduction	<p>Al-Jazira Capital announces the renewal of the lease contract for Warehouse No. (1) of Block No. 4 ("Fourth Compound"), with an area of 10,670.71 square meters, with the tenant "Al-Moqai Almotahid Holding Company" (Al-Moqai Al-Raees property management company previously) for the warehouse located in Al-Khomrah area in Jeddah and owned by Al-Jazira REIT Fund, where the lease period will be for Five years.</p> <p>Thus, the rental details for the tenant are as follows:</p>
Description of the Event	<ul style="list-style-type: none"> <li>- Lease start date: 20/03/2025</li> <li>- Lease expiry date: 19/03/2030</li> <li>- Duration of the lease contract: 5 years</li> <li>- Annual rental price: SAR 1,280,486 excluding VAT with an escalation in the 3rd year by 8.3333%.</li> </ul>
The Impact Caused by the Event	<p>The financial impact of the deal is expected to be positive on the fund's revenues for the year 2025, as rental price for the new contract is 50% higher than the previous rental price for the first two years, in addition to the agreed-upon escalation in the contract for the last three years.</p>
Additional Information	