Alinma Retail REIT

Approved by The Fund Sharia Board

2nd Quarter 2026G

الإنماء المالية
alinma capital
C. R. No. 1010269764 | CMA License No. 09134 - 37

Objective of the Fund

The principal investment objective of the Fund is to invest in income generating real estate assets primarily within the Kingdom of Saudi Arabia and distribute at least 90% of the Fund's net profit annually to the unitholders. The Fund may invest in under construction assets bearing in mind that at least 75% of the Fund's total assets value shall be invested in developed real estate qualified to generate periodic rental income. Further, the Fund will not invest in vacant lands.

Financial Overview

Rental Income During the Period	27,762,076
Net Revenue for the Period (Excluding Provisions & Depreciation)	12,461,526.83
Total Assets Value	1,429,177,511
Net Assets Value	718,142,399
NAV per Unit (Book Value)	6.09
Unit Market Value	4.82
Net Revenue/ Unit Market Value	%2.29

The figures mentioned in the quarterly statement are unaudited. Please refer to the Financial Statements

List of Fund Assets

Assets	Asset Value	Percentage of total assets value	Current Occupancy Rate	Ownership
Almakan Mall- Hafer Albatin	247,001,898	17%	57%	Free Hold
Almakan Mall – Dawadmi	73,327,011	5%	84%	Lease Hold
Signature	72,964,183	5%	100%	Free Hold
Sifr Office Building	111,235,904	8%	100%	Free Hold
Aljawharah Office Building	135,620,549	9%	100%	Free Hold
Jazel Office Building	401,150,181	27%	100%	Free Hold
Bin Jalawi Office Building	430,524,671	29%	100%	Free Hold
Total	**1,471,824,397**	**100%**		

Acquired Real Estate Assets During The Period

Not Applicable, as the fund did not acquire any property during the quarter

Financing Data

Borrowing percentage of the fund's	46%
Exposure period	8 Years
Maturity date	30/11/2030
Utilization of the loan	Acquisition of Income-Generating Real Estate Assets

Expenses, fees and charges

Description	Value	% Of Assets Value	Maximum Limits
Fund Management Fee	0.00	0.000%	0.75% of the net asset value of the Fund Based on Fair value per annum, provided that the management fee does not exceed 12% of Fund from operating
Fund's administrative expenses	138,296	0.010%	paid in according to the prevailing market price
CMA & Tadawul Fee	141,735	0.010%	SR 400,000
Custody fee	25,000	0.002%	0.01% of Net Assets Value
Auditor Fee	16,875	0.001%	SR 70,000
Finance Expenses	10,456,762	0.732%	paid in according to the prevailing market price
Operation Expenses (Property level)	3,782,504	0.265%	paid in according to the prevailing market price
Property Manager Fee	470,949	0.033%	10% of total Revenue (excluding incentive fee)
Other Fee	268,427	0.019%	up to 0.5% of total assets value
Total Expenses	15,300,549	%1.07	

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The expenses mentioned above do not include depreciation and provisions.

Insurance

Asset	Coverage Duration	Coverage Details
Sifr Office Building	11/06/2026 To 10/06/2027	Covers against the main risks as per the insurance policy, which includes, but is not limited to: •Building •Chillers and cooling systems •Fire equipment and systems
Aljawharah Office Building	11/06/2026 To 10/06/2027	
Jazel Office Building	11/06/2026 To 10/06/2027	
Bin Jalawi Office Building	11/06/2026 To 10/06/2027	
Almakan Mall- Hafer Albatin	29/04/2026 To 28/04/2027	
Almakan Mall – Dawadmi	29/04/2026 To 28/04/2027	
Signature	29/04/2026 To 28/04/2027	

Dividend Distribution

Total Distributed Profits :	21,642,900
Distributed Profit per unit:	0.19 Riyal per unit
Number of Units:	113,910,000
Distribution percentage of the net asset value	2.9%
The eligibility of the cash dividends distribute for the first half of 2026:	based on the unitholder register on the end of Thursday, 24/01/1448H, corresponding to 09/07/2026G (end of trading day on Tuesday, 07/07/2026 G).

Detailed Previous Dividend

Dividend Distribution Details	Total Dividend Distribution	Total Units	SAR/Unit
For the period H2 2025	20,060,000	118,000,000	0.17
For the Period H1 2025	21,240,000	118,000,000	0.18
For the period H2 2024	20,060,000	118,000,000	0.17
For the period H1 2024	17,700,000	118,000,000	0.15
For the period H2 2023	20,060,000	118,000,000	0.17
For the period H1 2023	15,340,000	118,000,000	0.13
For the period H2 2022	14,750,000	118,000,000	0.125
For the period H1 2022	11,800,000	118,000,000	0.10

Distribution of previous sale proceeds distributions to the corresponding quarter of the previous year (not applicable)

The Company that manages the Property Management

A. The name and address of the Company managing the property
Name: Top Place
Address:P.O Box 17441 – 4661
KSA

B. Duties and Responsibilities of the Company that manages the Property Management:
The Property Manager responsibilities include but are not limited to the following:
1.Property management, maintenance, rental services, rent collection and dealing with lessees.
2. Submitting an annual work plan for the assets under management, including, but not limited to (the operational plan, pricing mechanism and marketing plan).
3. Submitting a detailed study of the assets under management, including, but not limited to, the annual forecasts of rental returns and the operating and capital expenses of the assets.
4. Ensuring that all statutory documents related to the assets are completed and reviewed according to the relevant regulations.
5.Maintaining books, records and lease contracts for assets.

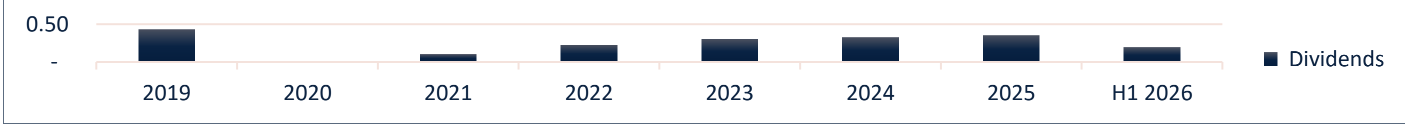
C. Disclosure of whether the Company managing the property intends to invest in the Fund Units and the value of these investments:
The Top Place Company did not participate in the Fund during the initial offering period, and the current property manager has the right to participate in any offering of additional units within the process of increasing the total value of the Fund's assets or buy from market when it is decided to do so in accordance with the statutory requirements in this regard.

D. Property manager's fees
The Fund's Terms and Conditions state that the property manager's fees shall not exceed 10% of the fund's total revenues (the cap does not include incentive fees paid as commissions for tenant acquisition). During the current quarter , the Property Manager entitled the fees indicated in the "expenses and fees table

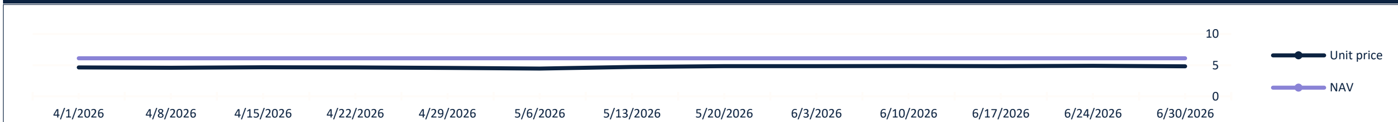
Fund's Updates

- Announcement by Alinma Capital Company Regarding the distribution of fund's dividends to the Unitholders of the Alinma Retail REIT Fund
- Corrective Announcement from the fund manager of Alinma Retail REIT Fund Regarding (Announcement by Alinma Capital Company the availability of the Quarterly statement of Alinma Retail REIT Fund for the period ending on 31/03/2026
- Alinma Capital Company Announces the Occurrence of Specific Event to Alinma Retail REIT Fund
- Announcement by Alinma Capital Company the availability of the Quarterly statement of Alinma Retail REIT Fund for the period ending on 31/03/2026
- Announcement by Alinma Capital Company for the availability of the semiannual reports of the assets of Alinma Retail REIT.

Dividends



Fund Performance during the period



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