

Alinma Retail REIT

Approved by The Fund Sharia Board

3rd Quarter 2025G

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.	

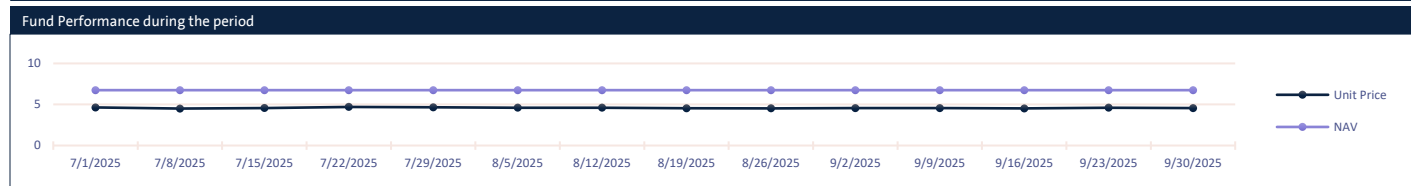
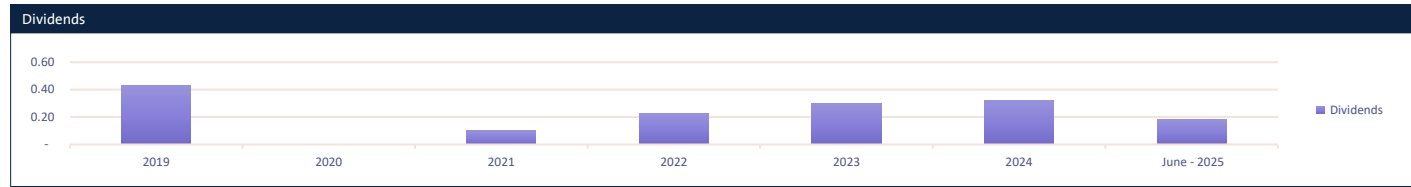
Fund Information	
Fund Size	1,180,000,000
Initila Offering	354,000,000
In-kind Investment	826,000,000
Initial Unit Price	10
Unit price as of 30/09/2025G	4.56
Number of Units	118,000,000
Listing Date	06/08/2018
Number of Assets	8
Risk level	Medium to High
Fund Tenor	99 Years
Management fee	0.75% of the net asset value of the Fund Based on Fair value per annum, provided that the management fee does not exceed 12% of net cash flow from operating
Borrowing percentage of the fund's total assets value, exposure period, and maturity date	44% Loan Period: 8 Years Maturity Date: 30/11/2030
Utilization of the loan	The loan has been used to acquire income-generating assets in Riyadh (Signature , Sifir, Aljawharah, Jazel, Bin Jalawi
Dividend Policy	Minimum 90% of net income
Dividend distribution Frequency	Twice a year
Valuation Frequency	Twice a year

Dividend Distribution	
Total Distributed Profits During Q2 2025 :	21,240,000
Distributed Profit Value During Q3 2024:	0.18 Riyal per unit
Number of Units:	118,000,000
Distribution percentage of the net asset value as on 30/06/2024G:	2.54%
The eligibility of the cash dividends distribute for the first half of 2025:	based on the unitholder register on the end of Thursday, 15/01/1447H, corresponding to 10/07/2025G (end of trading day on Tuesday, 08/07/2025 G).

Detailed Previous Dividend			
Dividend Distribution Details	Total Dividend Distribution	Total Units	SAR/Unit
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)	
Financial Over View	
Rental Income During the Period	27,534,529
Net Revenue for the Period (Excluding Provisions & Depreciation)	6,798,348
Total Assets Value as of 30/09/2025G	1,498,356,746
Net Assets Value as of 30/09/2025G	795,535,113
Number of Unit	118,000,000
Net Revenue/ Unit Market Value as of 30/09/2025G	%5.12
NAV per Unit (Book Value)	6.74
Percentage of Fund Costs Over Total Assets Value	%1.38
The numbers as of 30 September 2025G are unaudited. The expenses mentioned above do not include depreciation and provisions.	

Fund's Updates	
Alinma Capital Company announces that semiannual evaluation reports of the assets of Alinma Retail REIT Fund for the period ending on 30/06/2025G, prepared by (2) accredited valuers are available	
Alinma Capital Company announces that the interim financial statements of Alinma Retail REIT Fund's for the period ending on 30/06/2025. are available to the public	
Alinma Capital Company announces that the quarterly statement of Alinma Retail Reit Fund for the period ending on 30/06/2025G	



Expenses, fees and charges			
Description	Value	% Of Assets Value	Maximum Limits
Board Member Compensation	0.0	0.00%	100,000 SAR
Fund Management Fee	1,495,200	%0.10	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
Custody fee	25,000	%0.002	0.01% of Net Assets Value
Auditor Fee	16,875	%0.001	SR 70,000
Finance Expenses	11,445,414	0.764%	paid in according to the prevailing market price
CMA & Tadawul Fee	163,981	0.011%	SR 400,000
Property Manager Fee	403,194	0.027%	10% of total Revenue(excluding incentive Fee)
Insurance Fee	125,214	0.008%	paid in according to the prevailing market price
Valuation Fee	90,000	0.006%	paid in according to the prevailing market price
Fund's administrative expenses	138,296	0.009%	paid in according to the prevailing market price
Operation Expenses (Property level)	6,495,039	0.433%	paid in according to the prevailing market price
Other Fee	337,969	0.023%	up to 0.5% of toal assets value
Total fees	20,736,181	1.38%	
The numbers as of 30 September 2025G are unaudited. The expenses mentioned above do not include depreciation and provisions.			

List of Fund Assets				
Assets	Asset Value 30/06/2025G	Percentage of total assets value	Current Occupancy Rate	Ownership
Almakan Mall- Hafer Albatin	251,302,288	%16	57%	Free Hold
Almakan Mall – Tabuk	88,283,930	%6	4%	Free Hold
Almakan Mall – Dawadmi	83,222,639	%5	84%	Lease Hold
Signature	72,379,414	%5	100%	Free Hold
Sifr Office Building	100,792,857	%6	100%	Free Hold
Aljawharah Office Building	138,862,607	%9	100%	Free Hold
Jazel Office Building	409,626,970	%26	100%	Free Hold
Bin Jalawi Office Building	431,025,706	%27	100%	Free Hold
Total	1,575,496,411	100%		

Acquired Real Estate Assets During The Period	
Not Applicable, as the fund did not acquire any property during the quarter	

Insurance		
Asset	Coverage Duration	Coverage Details
Almakan Mall- Hafer Albatin	04/02/2025 To 03/02/2026	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
Almakan Mall – Tabouk	04/02/2025 To 03/02/2026	
Almakan Mall – Al Dawadmi	04/02/2025 To 03/02/2026	
Signature	04/02/2025 To 03/02/2026	
Sifr Office Building	11/05/2025 To 10/05/2026	
Aljawharah Office Building	11/05/2025 To 10/05/2026	
Jazel Office Building	11/05/2025 To 10/05/2026	
Bin Jalawi Office Building	11/05/2025 To 10/05/2026	

The Company that manages the Property Management		
A. The name and address of the Company managing the property Name: Retail Real Estate Company Address: P. O. Box 91220 Riyadh 11633 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 Retail Real Estate 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		

Disclaimer

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