

صندوق الاستثمار اريك ريت المتنوع  
Alistithmar AREIC Diversified REIT Fund



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Factsheet – Q4 2025

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## Factsheet – Q4 2025

ISIN Code: SA1620523V54 | Symbol: 4350

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### Fund Objective:

The Fund aims to invest in real estate assets inside or outside the Kingdom of Saudi Arabia that are capable of generating periodic rental income, and to distribute at least 90% of the Fund's net profits annually on a semi-annual basis.

Fund Information	
Fund Size	ﷲ 1,210,000,000
Initial Offering	ﷲ 185,000,000
In-kind Investment	ﷲ 420,000,000
Financing (Shariah Compliant)	ﷲ 605,000,000
Borrowing % of Fund's Total Asset Value	50.93%
Financing tenor	7 Years
Financing Due Date	July-2030
Use of Financing	To acquire real estate assets of the REIT Fund
Acquisition during the Period	-
Initial Unit Price	ﷲ 10
Unit Price as (Tadawul)	ﷲ 7.01
Number of Units	60,500,000
Listing Date	04-September-2024
Number of Assets	7 Assets
Fund Tenor	99 years
Fund Manager's Investment in the Fund	-
Dividend Policy	Minimum 90% of net income
Dividend Distribution Frequency	Twice a year, semi-annually
Valuation Frequency	Twice a year
Risk Level	High

### Fund Update(s)

- There are no fundamental or material changes during the Fourth quarter of 2025.

### Fund Assets (Real Estate Properties)

Assets Name	% of Total Asset	Occupancy
Galleria Mall	22.77%	95%
Citadine Hotel	21.86%	61%
Somerset Hotel	20.67%	76%
The Roof	20.70%	100%
Corniche Plaza	9.59%	97%
Mashael Warehouse	3.01%	100%
Saudi Ericsson Building	1.40%	100%
<b>Total</b>	<b>100%</b>	

Table Illustrating the Total Expenses, Fees and Charges for the period

Description	Value (ﷲ)	% of Asset Value	Cap Limits
Fund Management Fees*	1,701,370	0.1432%	0.50% of the total value of the Fund's assets
Finance Cost	10,523,603	0.8857%	The Fund shall bear all financing costs, fees, expenses and expenses related to arranging and structuring the Fund's financing
Custody Fees	37,808	0.0032%	0.02% of NAV, not less than ﷲ 150,000
Audit fees	15,098	0.0013%	ﷲ 45,000 annually
Shariah Supervision Fees	5,041	0.0004%	ﷲ 20,000 annually
Fund Board Fees	10,082	0.0008%	ﷲ 20,000 for each independent member
CMA and Tadawul Fees	176,438	0.0149%	ﷲ 712,500
Real Estate Independent Valuers Fees	268,205	0.0226%	The Fund shall bear all the costs of real estate valuers at the prevailing market rate.
Property Manager Fees	655,342	0.0552%	ﷲ 2,600,000 annually
Operational Expenses (Property Level)	11,898,523	1.0015%	
Other Fees	472,931	0.0398%	Not exceeding 0.60% of total asset value
<b>Total Fees before Depreciation</b>	<b>25,764,442</b>	<b>2.1685%</b>	
Depreciation	8,374,200	0.7048%	
<b>Total Expenses</b>	<b>34,138,642</b>	<b>2.8734%</b>	

\* Fund Management Fees is calculated based on the fair value of assets.

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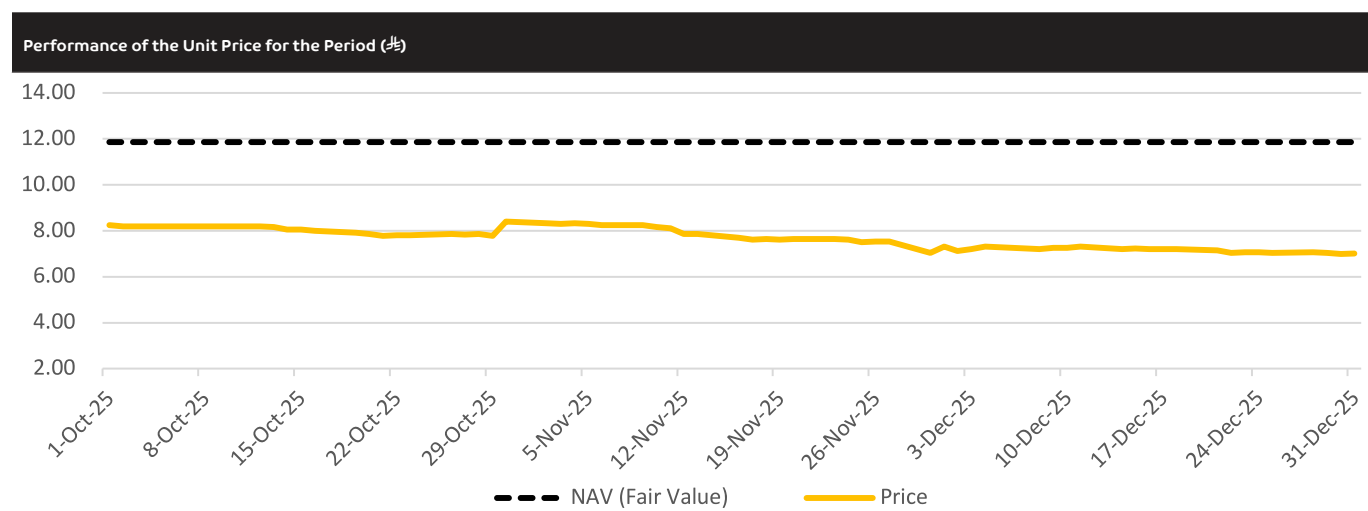
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Financial Overview *		Dividends Distribution for the Relevant Quarter	
Rental Income During the Period	ﷲ 28,588,526	Total Distributed Profit During the Period	ﷲ 22,385,000
Net Income / )Loss( (Excl. Depreciation & Provision) *	ﷲ 3,287,785	Number of Units	60,500,000
Net Income / )Loss( (Incl. Depreciation & Provision) *	ﷲ (5,086,415)	Distribution per Unit	ﷲ 0.37
Total Asset Value	ﷲ 1,188,112,013	Eligibility to cash dividends distributed during the reporting quarter	Based on the unitholder register on the end of Thursday, 22/05/1447H, corresponding to 13/11/2025G.
Net Asset Value	ﷲ 530,781,466	Distribution percentage of the NAV	3.98%
Number of Units	60,500,000		
Relevant Quarter Rental Income over Market Capitalization**	6.74%		
NAV per Unit (Book Value)	ﷲ 8.77		
Percentage of Fund Cost / Total Asset Value	2.87%		
Fund net assets value per unit (at fair value)	ﷲ 11.86		

\* Unreviewed for the period,

\*\* Market capitalization = No. of units multiplied by Market price as on 31.12.2025



Dividends Chart for the same quarter of the previous year
Not applicable for the period.

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