

صندوق الاستثمار اريك ريت المتنوع
Alistithmar AREIC Diversified REIT Fund



Alistithmar AREIC Diversified REIT Fund Factsheet – Q3 2025

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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	49.86%
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 8.29
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)
<ul style="list-style-type: none"> Mr. Abdullah bin Abdul Karim Al-Mazrou (Non-Independent Member) resigned as Board of Directors of Alistithmar AREIC Diversified REIT Fund effective 6th July 2025, Mr. Fahad Adnan Almansour (Non-Independent Member) was appointed as Board of Directors of Alistithmar AREIC Diversified REIT Fund effective 29th September 2025.

Fund Assets (Real Estate Properties)

Assets Name	% of Total Asset	Occupancy
Galleria Mall	22.79%	95%
Citadine Hotel	21.91%	82%
Somerset Hotel	20.75%	68%
The Roof	20.61%	100%
Corniche Plaza	9.55%	95%
Mashael Warehouse	2.99%	100%
Saudi Ericsson Building	1.40%	100%
Total	100%	

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

Description	Value (ﷲ)	% of Asset Value	Cap Limits
Fund Management Fees*	1,752,110	0.1444%	0.50% of the total value of the Fund's assets
Finance Cost	11,451,417	0.9438%	The Fund shall bear all financing costs, fees, expenses and expenses related to arranging and structuring the Fund's financing
Custody Fees	37,808	0.0031%	0.02% of NAV, not less than ﷲ 150,000
Audit fees	15,098	0.0012%	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	0.0145%	ﷲ 712,500
Real Estate Independent Valuers Fees	25,205	0.0021%	The Fund shall bear all the costs of real estate valuers at the prevailing market rate.
Property Manager Fees	655,342	0.0540%	ﷲ 2,600,000 annually
Operational Expenses (Property Level)	13,305,267	1.0965%	
Other Fees	452,524	0.0373%	Not exceeding 0.60% of total asset value
Total Fees before Depreciation	27,886,333	2.30%	
Depreciation	8,374,200	0.69%	
Total Expenses	36,260,534	2.99%	

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

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Financial Overview *

Rental Income During the Period	ﷲ 34,866,620
Net Income / (Loss) (Excl. Depreciation & Provision) *	ﷲ 7,656,285
Net Income / (Loss) (Incl. Depreciation & Provision) *	ﷲ (717,915)
Total Asset Value	ﷲ 1,213,378,791
Net Asset Value	ﷲ 558,252,881
Number of Units	60,500,000
Relevant Quarter Rental Income over Market Capitalization**	6.95%
NAV per Unit (Book Value)	ﷲ 9.23
Percentage of Fund Cost / Total Asset Value	2.99%
Fund net assets value per unit (at fair value)	ﷲ 11.79

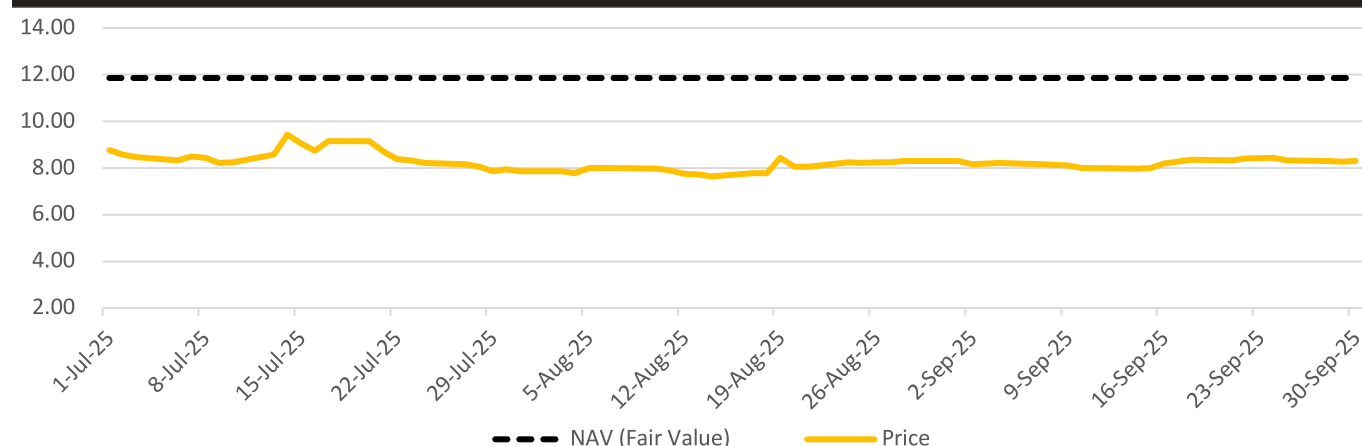
Dividends Distribution for the Relevant Quarter

Total Distributed Profit During the Period	ﷲ -
Number of Units	-
Distribution per Unit	-
Eligibility to cash dividends distributed during the reporting quarter	-
Distribution percentage of the NAV	-

* Unreviewed for the period,

** Market capitalization = No. of units multiplied by Market price as on 30.09.2025

Performance of the Unit Price for the Period (ﷲ)



Dividends Chart for the same quarter of the previous year

Not applicable for the period.

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