صندوق الاستثمار اريك ريت المتنوع
Alistithmar AREIC Diversified REIT Fund

الاستثمار كابيتال
Alistithmar Capital

Annual Report

2024

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صندوق الاستثمار اريك ريت المتنوع

Alistithmar AREIC Diversified REIT Fund

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Fund Overview

Fund Overview

Alistithmar AREIC Diversified REIT Fund is a Sharia-compliant closed-ended real estate investment-traded fund. The fund operates in accordance with the Real Estate Investment Funds Regulations issued by the Capital Market Authority. The fund was listed on Tadawul (Saudi Stock Exchange) in 04 September 2024G. And its units are traded in accordance with the rules and regulations of ''Tadawul''. The term of the fund is (99) years from the date of listing and the size of its assets is (1,210,000,000) one billion, two hundred ten million Saudi Riyals.

Fund Manager

الاستثمار كابيتال
Alistithmar Capital

Alistithmar for Financial Securities and Brokerage Company
(Alistithmar Capital)
Kingdom of Saudi Arabia, Riyadh, King Fahd Road
PO.B: 6888 Postal Code: 11452
Tel: 0112547666
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Custodian

الإنماء المالية
alinma capital

Alinma Capital
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Tel: 0112185968
Website: alinmacapital.com

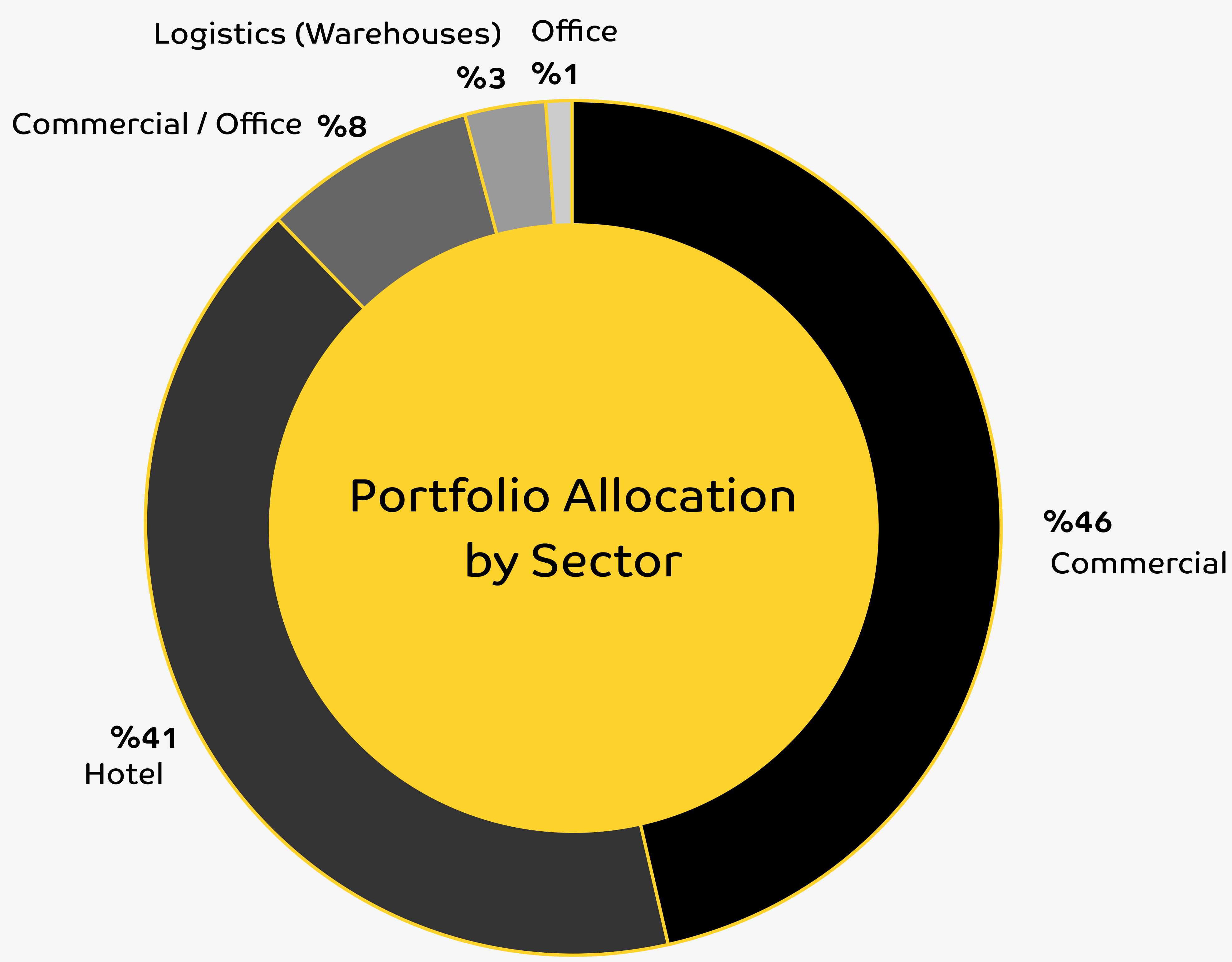
Fund Assets

#	Assets Name	Property	Ownership Type	Type	City	The Total Acquisition Cost (SAR)*	Property Occupancy
1	Galleria Mall	Commercial	Usufruct contract	Developed	Jubail	269,676,847	96%
2	Citadines Hotel	Hotel	Freehold	Developed	Abha	247,827,882	64%
3	Somerset Hotel	Hotel	Freehold	Developed	Khobar	236,451,187	68%
4	The Roof	Commercial	Freehold	Developed	Riyadh	226,338,570	100%
5	Corniche Plaza	Commercial/ Office	Freehold	Developed	Dammam	110,115,402	100%
6	Al-Mashael Warehouses	Logistics (Warehouses)	Freehold	Developed	Riyadh	34,119,505	100%
7	Saudi Ericsson Building	Office	Freehold	Developed	Riyadh	16,175,957	100%
	Total					**1,140,705,350**	

* The total acquisition cost includes real estate transaction tax, transaction fees and debt arrangement fees.

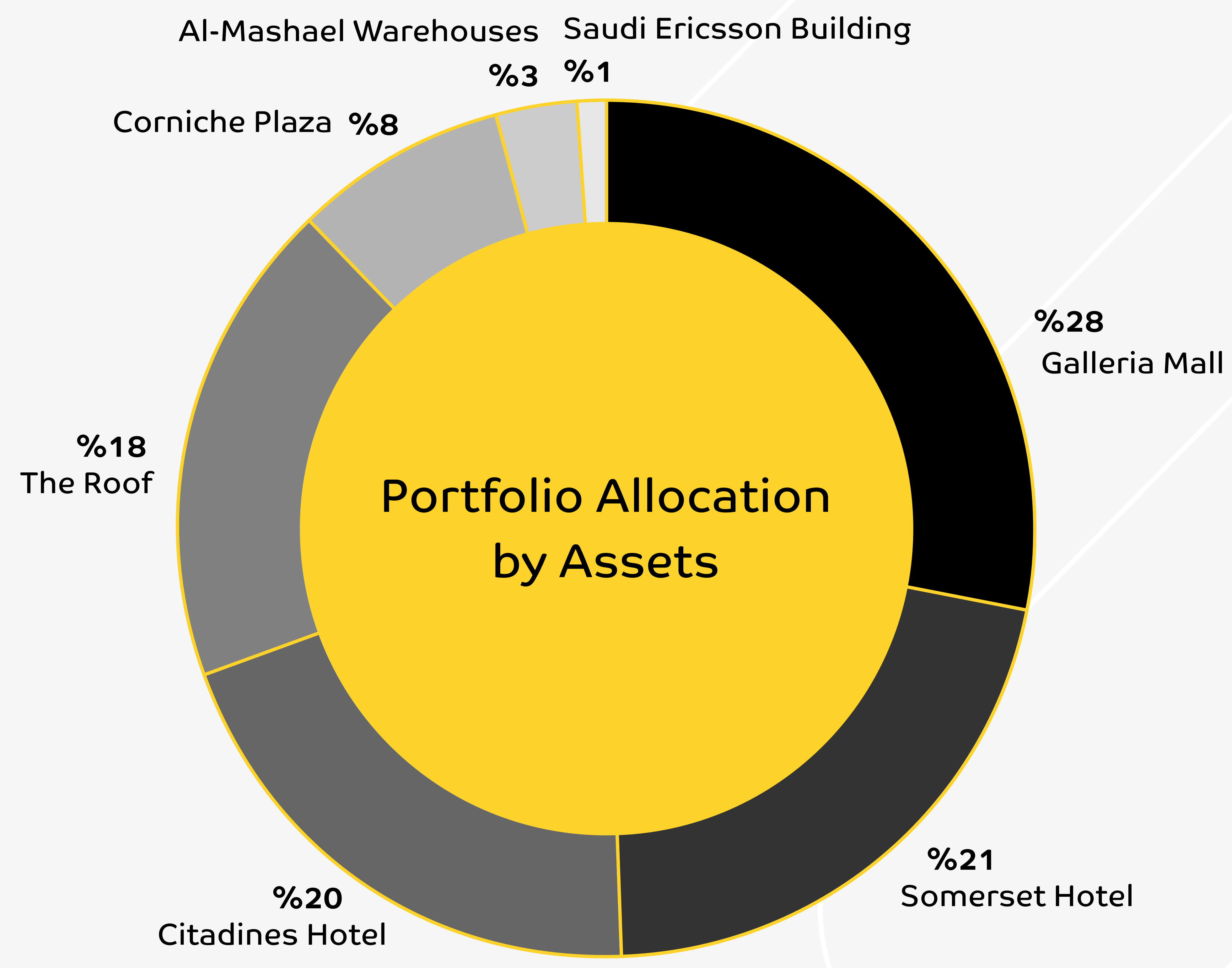
Portfolio Allocation by Sector

Based on the Average market value as of 31 December 2024G



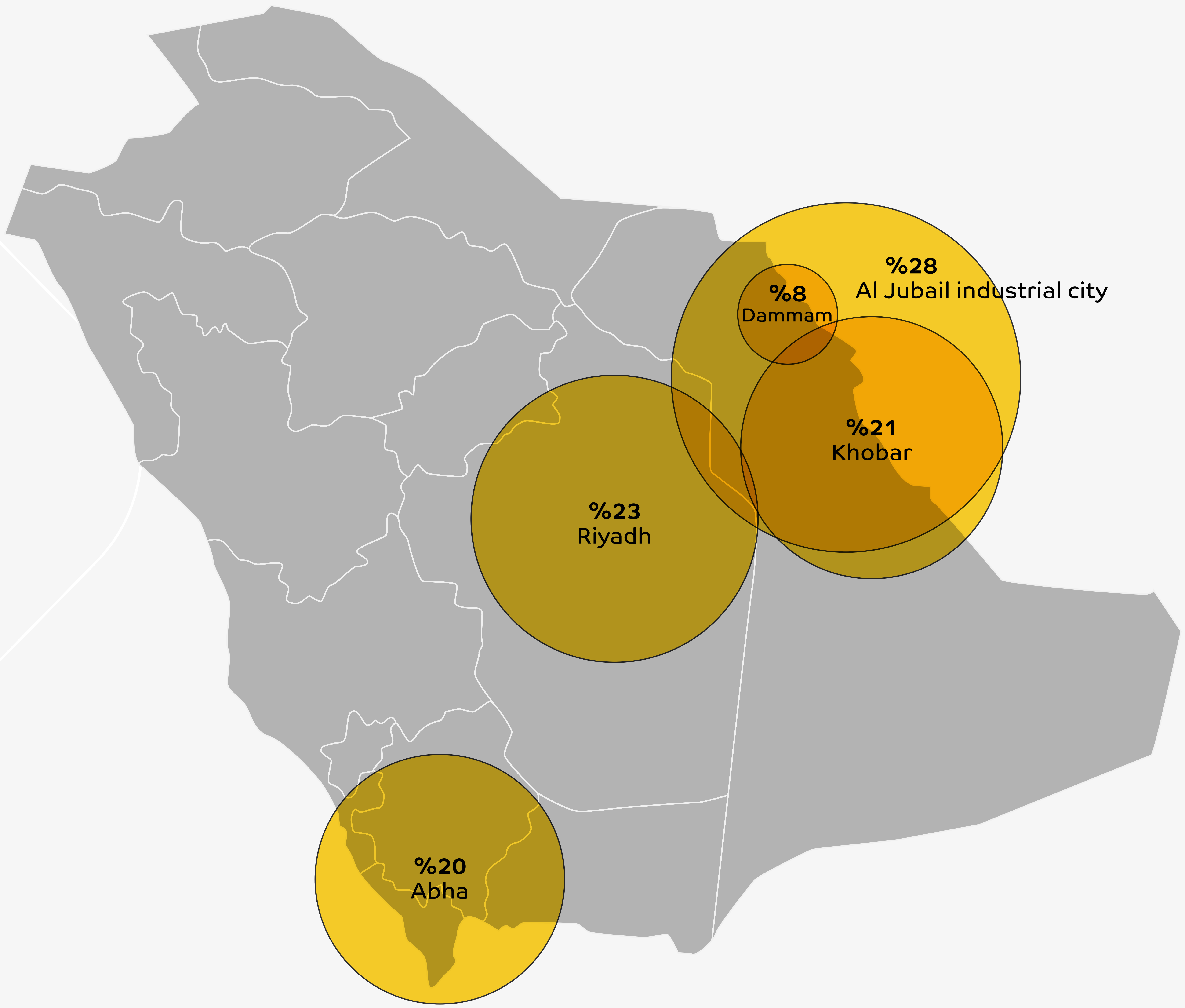
Portfolio Allocation by Assets

Based on the Average market value as of 31 December 2024G



Portfolio Allocation by Location

Based on the market value as of December 2024G




citadines
citadines

Fund Assets

Fund Strategy

The fund aims to invest in real estate assets (constructively developed) at a rate of at least (75%) of the total value of the fund's assets, which aims to achieve periodic rental income within the Kingdom of Saudi Arabia and in accordance with the Fund's investment strategy contained in Article "5" of The Terms and Conditions and to distribute at least 90% of the Fund's net profits annually (for more details on the dividend distribution policy, please refer to Article "9" of The Terms and Conditions), excluding capital gains (if any) resulting from either the sale of real estate assets or the expropriation of its ownership, from which the resulting cash flow will be reinvested in other real estate assets, according to the discretion of the Fund's Board of Directors and in accordance with the Fund's investment objectives and in a way that serves the interests of the unitholders. The Fund may also invest secondary in real estate development projects or other investments if the Fund Manager deems it suitable and appropriate in accordance with the restrictions specified in the Fund's strategy contained in Article "5" of The Terms and Conditions. In order to achieve the aforementioned investment objectives mentioned in the other articles of these Terms and Conditions, the Fund Manager shall study and analyze investment opportunities effectively and in line with the Fund's investment objectives. For the purpose of determining the feasibility of the investment opportunity, the Fund Manager shall study investment opportunities taking into account several factors, including the location of the real estate asset, the age of the real estate asset, occupancy rates as well as other factors that the Fund Manager deems appropriate in order to reach a decision on investing in the investment opportunity.

Other Details

Particulars	Value (%)
The percentage of uncollected revenues from total revenues	55.98%
The ratio of non-cash expenditures from the fund's net profits	91.53%
The percentage of the value of the leased real estates to the total value of the owned real estates*	99%
The percentage of unleased real estates to the total value of the owned real estates*	1%

* The occupancy rate expresses the average occupancy of non-hotel properties.

Percentage of rent for each asset from total rental income

Since inception on 04 September 2024 until 31 December 2024

Property	Rental Income 2024G	% of Total Rent
Galleria Mall	13,583,053	26.92%
Citadines Hotel	15,194,004	30.11%
Somerset Hotel	7,468,790	14.80%
The Roof	8,573,914	16.99%
Corniche Plaza	3,556,991	7.05%
Al-Mashael Warehouses	1,465,761	2.90%
Saudi Ericsson Building	619,220	1.23%
Total	**50,461,733**	**100%**

Fund Performance

Performance of the fund since inception

Since inception on 04 September 2024G until 31 December 2024G*

Fund net assets value	582,990,835
Fund net assets value per unit	9.64
Fund net assets value per unit (at fair value)	11.79
Highest net asset value of the fund per unit	10
Lowest net asset value of the fund per unit	9.64
Number of units issued	60,500,000
Income distribution per unit	-
Percentage of the fund’s costs to the fund’s total assets value **	4.37%
Percentage of borrowed assets in the total asset value	48.75%
Results of comparing the fund’s benchmark to the fund’s performance	Not Applicable
Description of the fund’s benchmark and the service provider’s website	Not Applicable

* As per the book value as of 31 December 2024.

** Excluding non-cash expenditures.

Details of Borrowed Assets

On 30 May 2024G, the Fund obtained Islamic Sharia-compliant bank financing in the amount of 605,000,000 SAR from local bank, the outstanding loan represents 48.75% of the total value of the Fund's assets as of December 31, 2024. The loan term is 7 years, as the loan principal is due in July 2030.

Performance Record

Period	One Year	Three Years	Five Years	Since Inception
Net asset value per unit (book value)	Not Applicable*	Not Applicable	Not Applicable	-3.60% **
Net asset value per unit (fair value)	Not Applicable*	Not Applicable	Not Applicable	17.90% **

* Fund did not complete 1 year.

** For the period from 04 September 2024G (Date of listing) to 31 December 2024G.

a) The total revenue for (1), (3) and (5) years (or since establishment)

Period	One Year	Three Years	Five Years	Since Inception*
Revenue	Not Applicable*	Not Applicable	Not Applicable	52,371,878

* Fund did not complete 1 year.

b) The total annual revenue since the date of listing

Years	2024
Total Revenue	52,371,878

c) Main fees, services and expenses incurred by the fund to third parties

Fess	Amount in SAR
Finance cost	26,352,435
Management fees	2,230,000
Independent Board of Directors fees	20,000
Financing arrangement fees	3,025,000
Custodian fees	75,000
Property management fess	1,442,076
Pre-formation expenses	4,289,222
Other expenses	16,803,374

The circumstances in which the fund manager decided to waive or reduce any fees

Not Applicable

Events / disclosures during the year including both fundamental and non-fundamental changes

- The fund manager announced on 12 May 2024G the commencement of the subscripts to the fund units,
- The fund manager announced on 20 May 2024G initial public offering (IPO) ended The following table summarizes the offering's results:

Total equity	605,000,000
No. of units	60,500,000
Unit price	10
No. of IPO units	18,500,000
Total funds raised	249,940,000
Coverage ratio (%)	135%
Allocation mechanism	100 units minimum/subscriber, with remainder to be allocated pro rata
Surplus refund	Completed on May 30

- The fund was listed on Saudi Exchange (Tadawul) on 04 September 2024G under REITs sector.

Fund’s Board of Directors

Fund's Board of Directors

The Fund's Board of Directors consists of six (6) members, two (2) of whom are independent. The Fund Manager shall notify unitholders of any change in the Fund's Board of Directors. The composition of the Fund's Board of Directors shall be as follows:

Khaled Abdulaziz Alrayes

(Chairman of the Fund's Board of Directors - Non-Independent Member)

Mr. Khaled Alrayes is the CEO of Alistithmar Capital. He joined Alistithmar Capital in April 2018G and Has nearly 20years of career experience, including Investment Management, Investment Banking, Direct Investments and Private Equity. Prior to joining Alistithmar Capital, he was the Chief Investment Officer of Aseer Company, a multi-investment publicly traded company, managing a diversified Portfolio of investments including: Direct Investments, Private Equity, Public Equity, and Real Estate. Mr. Khaled holds an MBA and MS in Finance from the University of Denver, Colorado, and he is a CFA Charter-holder

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Mohammed Maatouq Al-Jamed

(Non-Independent Member)

Mr. Mohammad Al-Jamed has been the Head of Real Estate Investment Operations at Alistithmar for Financial Securities and Brokerage Company (Alistithmar Capital) since January 2019G. Before that, he held the duties of Director of Investment Operations in several investment companies operating in the Kingdom of Saudi Arabia and licensed by the Capital Market Authority. During his period of work exceeding twenty (20) years, Mr. Muhammad worked in the field of operations and support related to many investment products in the Kingdom of Saudi Arabia and the Middle East, most notably stock and bond brokerage, initial offerings, priority rights, private portfolio management, listed equity funds, private equity funds, and real estate investment funds of all types, real estate investment traded funds, in addition to alternative investment products. Mr. Muhammad holds a diploma in banking operations from the Institute of Public Administration in Riyadh, Kingdom of Saudi Arabia, in addition to attending many training courses and workshops related to accounting, financial sciences and real estate investments.

Abdullah Abdulkarim Al-Mazrou

(Non-Independent Member)

Mr. Abdullah Al-Mazrou is the CEO of Al-Mutlaq Real Estate Investment Company, one-person company. He joined Al-Mutlaq Real Estate Investment Company, one-person company, in May 2022G. He has a career spanning more than twenty-five (25) years in facilities management and maintenance in the banking and telecommunications sector. Prior to joining Al-Mutlaq Real Estate Investment Company, one-person company, he worked as General Manager of Facilities and Fleet Services at Saudi Telecom Company. He also worked at Beeah Al-Jazeera, one of Aqua Holding's subsidiaries, which operates and maintains sewage plants, water purification plants and well water desalination plants. Mr. Abdullah holds a bachelor's degree in mechanical engineering from King Saud University, in addition to obtaining many professional courses and certificates in project management, maintenance and facilities management.

Saleh Omar Mubarak bin Haidara

(Non-Independent Member)

Mr. Saleh bin Haidara is the CFO of Al-Mutlaq Real Estate Investment Company, one-person company. He joined Al-Mutlaq Real Estate Investment Company, one-person company, in April 2023G. He has a career spanning more than fifteen (15) years in management in the real estate sector. Prior to joining Al-Mutlaq Real Estate Investment Company, one-person company, he worked at Al-Andalus Real Estate Company as a financial manager. Mr. Saleh holds a master's degree in accounting from the Amman Arab University in Jordan, in addition to obtaining many professional courses and certificates in accounting and financial management.

Abdullah Abdulrahman Al-Mazrou

(Independent Member)

Mr. Abdullah Al Mazrou is the CRO at Saudi Digital Bank. He joined Saudi Digital Bank in December 2021G. He has a career spanning more than seventeen (17) years in risk management and corporate banking management in the banking sector. Prior to joining Saudi Digital Bank, he worked at Saudi British Bank. He also worked at Alawwal Bank formerly known as Saudi Hollandi Bank. Mr. Abdullah holds a bachelor's degree in Computer Engineering from King Saud University, in addition to obtaining many professional courses and certificates in the banking sector.

Waheeb Mohammed Bajhumum

(Independent Member)

Mr. Waheeb Bajhumum is the Head of Investments for Naif Al Rajhi Investment Company. He joined Naif Al Rajhi Investment Company in August 2014. He has a career spanning more than fourteen (14) years in investment management. Prior to joining Nayef Al Rajhi Investment Company, he worked in Al Arabi Investment Company. Mr. Waheeb holds a bachelor's degree in financial management from Prince Sultan University, in addition to obtaining many courses and certificates related to investment and financial analysis.

Board of directors meeting:

The board of directors of the Fund convened a one meeting in 2024G year the following are the key decisions made and approved in the meeting:

- Fund unit offering documents was submitted to the capital market authority ("**CMA**") by fund manager including terms and conditions,
- Appointment of Stat Advocates & Legal Professional Consultants as the legal advisor,
- Appointment of Alinma Investment Company as the custodian,
- Appointment of PKF Ibrahim Ahmed Al-Bassam & Partners Chartered Accountants as of auditor for the fiscal year ending on 31 December 2024G,
- Appointment of Shariyah Review Bureau as Sharia Supervisory Committee,
- Appointment of Qaim Real Estate Appraisal Company and Barcode Company as Valuers for the fund assets,
- Appointment of Al Mutlaq Real Estate Investment company as property manager,
- Facilities management agreement with Marafq which is 60% owned by Al Mutlaq Real Estate Investment ("Property manager") (Related party),
- Closing the fund unit offering on 20 May 2024G with total subscriptions of 185 million from public and 420 from institutional investors,
- Listing date the fund unit on Tadawul and commencement of the fund operation on 4 September 2024G with a total capital 605,000,000 divided into 60,500,000 units,
- The Fund obtained bank financing amount (605,000,000) six hundred and five million, compatible with the provisions of Islamic Sharia, by entering into an Islamic Murabaha financing agreement with the local bank.
- Net operating income guarantee agreement for Citadines Hotel with commercial guarantee value of 20,500,000 SAR executed with Al Mutlaq Real Estate Investment company (guarantor) for (5) years,
- Acquisition of following real estate assets by the fund.

S/N.	Assets Name	Property	Ownership Type	Type	City	The Total Acquisition Cost (SAR)*
1	Galleria Mall	Commercial	sufruct contract	Developed	Jubail	269,676,847
2	Citadines Hotel	Hotel	Freehold	Developed	Abha	247,827,882
3	Somerset Hotel	Hotel	Freehold	Developed	Khobar	236,451,187
4	The Roof	Commercial	Freehold	Developed	Riyadh	226,338,570
5	Corniche Plaza	Commercial/ Office	Freehold	Developed	Dammam	110,115,402
6	Al-Mashael Warehouses	Logistics (Warehouses)	Freehold	Developed	Riyadh	34,119,505
7	Saudi Ericsson Building	Office	Freehold	Developed	Riyadh	16,175,957
			Total			**1,140,705,350**

*The total acquisition cost includes real estate transaction tax, transaction fees and debt arrangement fees.

Statement about any special commission received by the fund manager during the period

The Fund Manager did not receive any special commissions during 2024G.

Risk assessments report

Name of the Fund	Alistithmar AREIC Diversified REIT Fund
Fund Overview	Alistithmar AREIC Diversified REIT Fund is a Sharia-compliant closed-ended real estate investment-traded fund. The fund operates in accordance with the Real Estate Investment Funds Regulations issued by the Capital Market Authority. The fund was listed on Tadawul (Saudi Stock Exchange) in 04 September 2024G. And its units are traded in accordance with the rules and regulations of ''Tadawul''. The term of the fund is (99) years from the date of listing and the size of its assets is (1,210,000,000) one billion, two hundred ten million Saudi Riyals
Date of Review	March 2025G
Fund Manager	Alistithmar for Financial Securities and Brokerage Company (Alistithmar Capital)
Listing market	Tadawul
Tadawul Code	4350
Listing date	04 September 2024G
Type	Sharia-Compliant Closed-Ended Real Estate Investment Fund
Fund size	1,210,000,000 SAR
Number of real estate assets	7
Tenure	99 years
Risk Level	High

Main foreseeable risks

Type of risk	Description of risks	Mitigating risks
Market Risks	Given that the funds' investments are concentrated in real estate sector its projections may be affected by fluctuations in economic conditions for example imbalances in supply and demand as well as liquidity constraints, etc. that could negatively impact property value.	The fund manager consciously monitors the real estate sector and tracks key macroeconomic changes and regulatory trends to mitigate market risks and the fund regular property valuation is conducted on a semi-annual basis to assess and mange potential impacts on assets values.
Exit Risk	Real estate is considered a relatively illiquid asset class Its degree of liquidity fluctuates according to demand, general economic conditions and the desire for this type of investment If the Fund needs to liquidate its real estate investments at an inappropriate time, the Fund's returns may be less than the book and/or market value of the relevant asset Therefore, any delay or difficulty that the Fund may have in disposing of its assets may adversely and significantly affect the final return (if any) received by unitholders.	The fund manager invest in relatively diversified portfolio assets in geographic locations focusing in geographic locations with high demand to enhance stability and reduce market risk exposure. The fund has tenure to maturity of 99 years, and it is units are public units tradable in the exchange giving the unitholders the ability to exit.
Legal, regulatory and tax Risks	Legal, regulatory and tax related risks involve the failure adhere to regulations and requirements set by various regulatory authorities and/or Sharia standards determined by Sharia Supervision applicable to the fund like noncompliance could have a negative impact on the fund or unit holders. However, There are currently no taxes levied on investment funds within the Kingdom of Saudi Arabia. However, there is no guarantee that the Current tax regime in Saudi Arabia will not change.	The fund flows effective approach to monitoring, ensure compliance with the provisions of Islamic Sharia and tracking regulatory requirements and potential amendments regular reports are submitted to funds board directors to ensure compliance and proactive risk management. Also the sharia committee conduct annual review of the fund.

Type of risk	Description of risks	Mitigating risks
Risks of Real Estate Tax	The real estate tax came into force on 17/02/1442H (corresponding to 04/10/2020G), according to what was announced by the Zakat, Tax and Customs Authority. It is imposed on all real estate disposition according to the percentage specified in accordance with the Executive Regulations for Real Estate Disposition Tax Law and any amendments thereto. It is paid Obligatorily before or during emptying by the seller or what is agreed upon. In the event of a change in the rate of the real estate disposition tax, it may affect the fund's profit margins, its operational results, and the sustainability of cash distributions.	Analyse fiscal environment such as taxation on periodic basis.
Risks of not participating in management	Unitholders will not have the right or authority to participate in the management of the Fund or influence any of the Fund's investment decisions. The right to make these decisions rests with the Fund Manager alone, which in turn may have a negative impact on unitholders due to their inability to influence the investment direction of the fund in line with their investment aspirations.	The fund manager and the Fund board relies on the expertise and high proficiency its team to act in the best interest of unit holders.
Valuation Risks	The fund is exposed to risks associated with a significant decline in market value of its assets compared to their expected sale value the final market value of assets is ultimately determined through negotiations between the buyer and seller which can be influenced by economic conditions and other external factors beyond the control of the fund and the fund manager, If the fund decides to liquidate one of its assets for any reasons the realized value may be lower than the estimated valuations which could negatively impact the final returns for unit holders.	The fund manager obtains valuation from two independent accredited evaluators to obtain an evaluation of the fund's real estate assets twice a year, and real estate evaluation reports are published on the fund manager's website and the Tadawul website.

Type of risk	Description of risks	Mitigating risks
Risks of lack of operational history of the Fund	The fund is newly established without an operational history that enables potential investors to Predict the future performance of the fund. The past results of similar funds or the past performance of initial real estate assets (or any assets that the Fund will acquire in the future) are not necessarily indicative of the Fund's future performance, as unitholders will rely heavily on the decisions and efforts of the Fund Manager in managing the Fund's strategy and affairs and increasing the volume of returns On invested capital. Thus, the newness of the establishment of the Fund may adversely affect the expectations of the Fund Manager and thus the returns or value of the units.	The Fund is publicly traded and publishes quarterly reports regularly along with disclosures in case of any material information. In addition, the fund manager has an extensive experience in managing and operating income-generating real estate funds, and the fund conducted due diligence before acquiring income-generating properties that provide regular income.
Decrease in occupancy rates	The risks related with a decrease in or failure to achieve the expected occupancy rates for any reason, as the Fund may suffer from decreased returns and thus a decrease in cash distributions to unit owners. Consequently, the cash distribution yields available to unit holders may decrease which could negatively impact overall returns of the fund.	The fund adopts a strategy of diversifying targeted tenant sectors to ensure risk distribution and avoid reliance on single sector.
Financing Risks	Related to potential for random fluctuations in the net assets value of the fund or the possibility that unit holders may incur losses exceeding their initial investment. This risk arises from the funds use of credit facilities entity if mortgaging of its assets to the financing and the mortgaging of its assets to the financing entity if the fund fails to meet it is financing obligations the lender has right to enforce its claim on mortgaged assets which could negative impact the fund operating.	The fund manager continuously monitors liquidity requirement by ensuring the availability of sufficient cash flow to meet financing obligations

Type of risk	Description of risks	Mitigating risks
Concentration Risk	The risks that arise when investing all real estate assets in one sector and/or geographical area.	The fund manager has diversified the funds real estate portfolio by investing in various sectors including: • Commercial sector; • Hotel sector; • Commercial sector – office; • Logistics sector; (warehouses) • Office sector; With allocation also diversified across different cities in Saudi Arabia Additionally the fund manager cautiously seeks new real estate assets across different sectors and cities.
Lease renewal Risks	These are the risks related to the possibility of not renewing lease contracts immediately or renewing lease contracts if the rental value upon renewal or re-lease is much less than expected and targeted by the fund manager, which may affect the cash flows of the fund.	The fund relies on diversified tenants across various sectors which helps mitigate these risks additionally tenants are required to provide advance notice if they do not wish to renew their lease agreements.
Hospitality sector Risks	These are the risks related to relatively, the nature of the visitors and tenants of hotel rooms may have a negative impact on the cash flows of the Fund, which will be subject to unpredictable fluctuations. The foregoing may have a material and negative impact on the Fund, operating results, cash flows and the general situation of the Fund.	The fund has signed operation contract with a global operator Ascott International Management (Dubai) Pte Ltd (Dubai Branch) to manage Citadines Hotel and Somerset Hotel to employment expertise in hotel operation. Further, the fund's portfolio is diversified into other sectors, which represents about 59% of the fund's assets.

Type of risk	Description of risks	Mitigating risks
Credit Risk	These are the risks related to the possibility of failure by the contracted entity or entities to fulfil their contractual obligations.	The fund conducts due diligence before making investment decision to ensure that the contracting party can fulfil its contractual obligations, Further the fund mitigates this risk by scoring long term lease and the property manager collaboration with fund manager to ensure optimal tenants selection.
Risks of the other party's failure to comply financially or contractually	Contractual risks that may arise from the Fund's contracting with related parties and/or other parties to conduct their business for the Fund, which include, but are not limited to, the risk of default or commitment to contracts, Failure by any contracted third party to meet obligations or pay any contractual dues to the Fund may result in a decrease in the income of the Fund and thus negatively affect the sustainability or realization of cash distributions to unitholders.	The fund manager has appointed a legal advisor to review the contracts executed by the fund in event of any legal disputes or cases involving the fund it will seek to resolve them amicably whenever possible to minimize negatively impacts if any lawsuits or legal claims arise against the fund a qualified legal advisory will be appointed to handle the case.
Risks of the Fund's dependence on operational support from the Property Manager	Risks related to failure of the property manager (Al Mutlaq Real Estate Investment company) to meet its contractual obligations and/or the property manager may terminate the agreement if the fund fails to meet the obligations stated in the property management agreement may have a material adverse effect on the Fund's business and operating results and the sustainability or achievement of cash distributions to unitholders as a result of provisions creation and write-off.	The fund manager continuously monitors the performance of real estate assets in coordination with the property manager and operator by holding regular meeting to mitigate these risks additionally the quality and performance of serves provided by the property ,anger are assessed an annual periodic report is presented to funds board of directors. Further, the service provider can only terminate the agreement after serving 3.5 months of notice, which gives enough time to the fund manager to appoint a replacement.

Type of risk	Description of risks	Mitigating risks
Risks of real estate development	Risks related to the possibility of projects being exposed to financial losses or delays as a result of factors such as market changes, financing, laws and legislation, or project exaction problems.	The manger adheres to the investments restrictions outlined in the terms and conditions before investing in the renovation or development of properties the fund manager conducts a thorough study all necessary financial and legal aspects to mitigate these risks. Currently, the fund has no active investments in real estate development and there are no plans to engage in development opportunities.
Risks of the main tenant	Risks related to the failure of the main tenants in the Fund's real estate assets to fulfil their contractual obligations, which may consequentially affect the cash available and its volume for distribution to unitholders.	The fund manager monitors the financial performance of current tenants to ensure the continuity of cash flow, also a portion of the Roof property is leased by Lulu Hypermarket with this lease accounting for 13.16% of the net income from real estate assets. Additional the fund holds multiple assets that are multi tenured and diversified.
Risks of future investments	Risks related to if the Fund Manager identifies specific future investments to make, In the event that the Fund Manager does so, the unitholders will not have any opportunity to assess the economic, financial and other relevant information related to the investments that the Fund Manager may make for the benefit of the Fund, In addition, no guarantee can be given that the Fund Manager will be able to find future investments in line with the Fund's objectives because Identifying and capturing investment opportunities is competitive and unsecured.	The fund manager involves the fund board of directs in making various decision regarding new investment to select the best opportunities.

Type of risk	Description of risks	Mitigating risks
Risks of trading below the market value	Risks associated with units being exposed to sharp fluctuations in their price including factors that may adversely affect local and global capital markets, prevailing and expected economic conditions, interest rates, investor trends, general economic conditions, large unit sales, and the availability of alternative investment opportunities, Which may lead to difficult or impossible for the investor to exit the Fund or exit at a value lower than the market value of the Fund's assets.	The fund manager recommends that investors consult a licensed financial advisory before invest fund units.
Risks of trading below the offering price	Risks associated with units are traded below the value of the offering or below its fair value for several reasons, including unfavourable market conditions, weak investor expectations about the feasibility of the Fund's investment strategy and policy, and increased supply volumes of units (for any reason), which in turn may materially and negatively affect the unit price and may result in the inability to recover part or all Of the investment value.	The fund manager recommends that investors consult a licensed financial advisory before invest fund units.
Political and Sovereign Risks	Risks related to The value of the fund's assets and investments may be adversely affected by political and diplomatic developments, the absence of stability or destabilization at the Kingdom of Saudi Arabia periphery or at the global level, changes in government policies and other political developments, which in turn may have a material and negative impact on the Fund's business, financial condition, operating results and the sustainability or achievement of cash distributions to unitholders.	In the event of negative impact resulting from unexpected political or sovereign events that may affect the fund the fund manager in collaboration with fund board of directors will analyse the impact on the fund to mitigate potential damage.
Risk of fluctuating cash distributions	The decline in distributions is due to unforeseen events that lead to an increase in costs or a decrease in revenues.	The Fund Manager meets regularly with the property agents and operators to closely monitor the performance of the assets and take prompt actions to ensure the Fund meets its Performance targets.

Type of risk	Description of risks	Mitigating risks
Risks of units being delisted or suspended from trading	There is a risk that the Capital Market Authority may delist the units or suspend their trading at any time if the Authority deems this necessary to protect investors or maintain market regulation or if it considers that the Custodian or market maker (as the case may be) has materially failed to perform Its responsibilities. The Authority may also cancel or suspend the listing if the Fund fails to meet the liquidity standards as stipulated in the executive regulations issued by the Capital Market Authority and Tadawul, which in turn may have a material and negative impact on unitholders due to a significant decrease in liquidity and the Fund's reputation being negatively affected.	The fund ensure strict compliance with regulatory requirements conducts regular audit and implement robust operational control to minimize the like hood of such failures.
Risks of conflict of interest	The Fund Manager engages in a range of activities that include investment management and advisory Services. These services may result in situations in which the Fund Manager's interests conflict With the Fund's interests. Any conflict of interest may limit the Fund Manager's ability to objectively perform its duties in relation to the fund, which may negatively affect the fund, its returns, and its cash Distributions to unitholders.	The fund manager seeks to avoid any conflict of interest between the fund manager and related parties, and in the event that it occurs, the fund manager will present it to the fund board for approval or rejection to ensure the interest of the fund unit holders.
Risk of natural disasters	Risks related to physical or moral (reputational) damage caused by fires, storms, earthquakes or other natural disasters, or for other reasons such as political unrest and the like or whatever resulting therefrom. In the event of any of these events, this may have a material and negative impact on the Fund's business, financial condition, cash flows and operating results, affecting the sustainability or achievement of cash distributions to the unitholders	The fund insures proper insurance coverage, diversifies its assets location, and conducts thorough risk assessments to enhance resilience against environmental factors.

Financial Statements

Alistithmar AREIC Diversified REIT Fund

Real Estate Investment Traded Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)

FINANCIAL STATEMENTS

For the period from 04 September 2024 (Listing date) to 31 December 2024
Together with the
Independent Auditor's Report to the Unitholders

PKF Al Bassam
Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF ALISTITHMAR AREIC DIVERSIFIED REIT FUND
A REAL ESTATE INVESTMENT TRADED FUND
RIYADH, KINGDOM OF SAUDI ARABIA

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINION

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Alistithmar AREIC Diversified REIT Fund (the "Fund"), being managed by Alistithmar for Financial Securities and Brokerage Company (the "Fund Manager) as at 31 December 2024, and its financial performance and its cash flows for the period from 04 September 2024 to 31 December 2024 in accordance with International Financial Reporting Standards that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by Saudi Organization for Chartered and Professional Accountants (SOCPA).

We have audited the financial statements of the Fund, which comprise of the following:

- The statement of financial position as at 31 December 2024;
- The statements of comprehensive loss for the period from 04 September 2024 to 31 December 2024;
- The statement of changes in net assets attributable to unitholders from 04 September 2024 to 31 December 2024;
- The statement of cash flows from 04 September 2024 to 31 December 2024, and;
- The notes to the financial statements comprising material accounting policies.

BASIS FOR OPINION

We conducted our audit in accordance with Intenational Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent from the Fund in accordance with the professional code of conduct and ethics that are endorsed in the Kingdom of Saudi Arabia that are relevant to our audit of the financial statements and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

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REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

KEY AUDIT MATTERS (continued)

Key Audit Matters	How our audit addressed the key audit matter
Valuation of investment properties	
Refer to the summary of material accounting policies in note 4 relating to impairment of investment properties, note 5 which contains the critical accounting estimates, judgments and assumptions relating to impairment and note 9 relating to investment properties. Alistithmar AREIC Diversified REIT Fund owns a portfolio of investment properties comprising of commercial buildings and hotels located in the Kingdom of Saudi Arabia with carrying value SAR 1.101 billion as of 31 December 2024. Investment properties are held for capital appreciation and or rental yields, are stated at cost less accumulated depreciation and any impairment losses. Investment properties are re- measured for impairment losses whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss, if any, is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount. For assessing the impairment of investment properties, the Fund manager monitors volatility of fair value of properties by engaging independent certified property valuers to perform a formal valuation of the Fund's investment properties on semi annual basis. We considered this as a key audit matter since the assessment of impairment requires significant judgment by the Fund manager and the potential impact of impairment if any, could be material to the financial statements.	We have performed the following procedures: - We have obtained two valuation reports from independent Taqeem certified real estate evaluators for each investment property as at 31 December 2024 and confirmed the valuation approaches are suitable for use in determining the carrying values as at reporting date. - We assessed independence of external valuers, professional qualifications, competence and experience and ensured that they are certified from Taqeem, and read their terms of engagement with the Fund to determine whether there were any matters that might have affected their objectivity or may have imposed scope limitation on their work; - We have involved our specialist to assess key assumptions and estimates, used by the real estate valuation experts in determining the fair values of investment properties; - Assessed recoverable amount is higher on fair value or value in use of related investment properties as per the above-mentioned valuation reports. We determined that the recoverable amount of investment properties to be higher than the carrying amount of the same; - We reconciled average fair value of investment properties as per note 19 to the external valuers' reports; and - We assessed the adequacy of disclosure in financial statements.

INDEPENDENT AUDITOR'S REPORT

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A REAL ESTATE INVESTMENT TRADED FUND
RIYADH, KINGDOM OF SAUDI ARABIA
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OTHER INFORMATION

Other information consists of the information included in the Fund's 2024 annual report, other than the financial statements and our auditor's report thereon. Management is responsible for the other information in its annual report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the concolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the SOCPA, the applicable provisions of the Real Estate Investment Funds regulations issued by the Capital Market Authority and the Fund's terms and conditions and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance, i.e. the Fund's Board, are responsible for overseeing the Fund's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. 'Reasonable assurance' is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund's to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS (continued)

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

For PKF Al Bassam
Chartered Accountants

شركة بي كي اف البسام
محاسبون ومراجعون قانونيون
C. R. 1010385804
PKF Al Bassam
chartered accountants

Ahmad Mohandis
Certified Public Accountant
License No. 477
Riyadh, Kingdom of Saudi Arabia
25 Ramadan 1446H
Corresponding to: 25 March 2025

Alistithmar AREIC Diversified REIT Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)
STATEMENT OF FINANCIAL POSITION
As at 31 December 2024
(Amounts in Saudi Arabian Riyals)

	Note	31 December 2024
ASSETS		
Cash and cash equivalents	7	**76,160,155**
Accounts receivables, net	8	**25,595,276**
Due from a related party	15	**12,949,121**
Other assets		**129,432**
Investment properties and hotel properties, net	9	**1,101,292,457**
Right of use asset, net	10	**25,023,884**
TOTAL ASSETS		**1,241,150,325**
LIABILITIES		
Management fee payable	15	**2,230,000**
Unearned rental income	11	**16,218,529**
Accrued expenses and other liabilities	12	**8,993,210**
Lease liabilities under right of use asset	10	**25,595,363**
Murabaha facility	13	**605,122,388**
TOTAL LIABILITIES		**658,159,490**
Net assets value (equity) attributable to the Unitholders		**582,990,835**
Units in issue *(numbers)*		**60,500,000**
Net assets value (equity) attributable to each unit at Book value		**9.64**
Net assets value (equity) attributable to each unit at Fair value	19	**11.79**

The accompanying notes 1 to 23 form an integral part of these financial statements.

Alistithmar AREIC Diversified REIT Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)
STATEMENT OF COMPREHENSIVE LOSS
For the period from 04 September 2024 to 31 December 2024
(Amounts in Saudi Arabian Riyals)

	Notes	For the period from 04 September 2024 to 31 December 2024
INCOME		
Rental revenue and hotels revenue	17	**50,461,733**
Special commission income		**1,910,145**
Total Income		52,371,878
EXPENSES		
Depreciation of investment properties and hotel properties	9	**(16,058,643)**
Depreciation of right of use asset	10	**(479,910)**
Finance cost of lease liabilities under right of use asset	10	**(954,449)**
Finance cost	13	**(26,352,435)**
Provision for expected credit losses	8	**(2,650,934)**
Management fees	14,15	**(2,230,000)**
Financing arrangement fees	14,15	**(3,025,000)**
Custody fees		**(75,000)**
Property management fees	15	**(1,442,076)**
Other expenses	18	**(21,112,596)**
Total expenses		**(74,381,043)**
NET LOSS FOR THE PERIOD		**(22,009,165)**
Other comprehensive income		**-**
TOTAL COMPREHENSIVE LOSS FOR THE PERIOD		**(22,009,165)**

The accompanying notes 1 to 23 form an integral part of these financial statements.

STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO THE UNIT HOLDERS
For the period from 04 September 2024 to 31 December 2024
(Amounts in Saudi Arabian Riyals)

	For the period from 04 September 2024 to 31 December 2024
Net assets value (Equity) attributable to the Unitholders at the beginning of the period	**-**
Subscription of units issued during the period:	
- In kind	**420,000,000**
- In cash	**185,000,000**
Total comprehensive loss for the period	**(22,009,165)**
Net assets value (Equity) attributable to the Unitholders at the end of the period	**582,990,835**

UNITS TRANSACTIONS (NUMBERS)

	For the period from 04 September 2024 to 31 December 2024
Number of units at the beginning of the period	**-**
Units issued during the period:	
- In kind	**42,000,000**
- In cash	**18,500,000**
Number of units at the end of the period	**60,500,000**

The accompanying notes 1 to 23 form an integral part of these financial statements

Alistithmar AREIC Diversified REIT Fund
(Managed by Alistithmar for Financial Securities and Brokerage Company)
STATEMENT OF CASH FLOWS
For the period from 04 September 2024 to 31 December 2024
(Amounts in Saudi Arabian Riyals)

	Note	For the period from 04 September 2024 to 31 December 2024
Cash flows from operating activities		
Net loss for the period		**(22,009,165)**
Adjustment to reconcile net loss to net cash generated from operating activities:		
Depreciation of investment properties and hotel properties	9	**16,058,643**
Depreciation of right of use asset	10	**479,910**
Finance cost of lease liabilities under right of use asset	10	**954,449**
Finance cost	13	**26,352,435**
Provision for expected credit losses	8	**2,650,934**
		24,487,206
Changes in operating assets & liabilities:		
Accounts receivables		**(28,246,210)**
Due from a related party		**(12,949,121)**
Other assets		**(129,432)**
Management fee payable		**2,230,000**
Unearned rental income		**16,218,529**
Accrued expenses and other liabilities		**8,993,210**
Net cash generated from operating activities		**10,604,182**
Cash flows from investing activities:		
Purchase of investment properties and hotel properties		**(697,351,100)**
Net cash used in investing activities		**(697,351,100)**
Cash flows from financing activities:		
Proceeds from Murabaha facility	13	**605,000,000**
Subscriptions in cash		**185,000,000**
Lease liabilities Paid	10	**(862,880)**
Finance cost paid	13	**(26,230,047)**
Net cash generated from financing activities		**762,907,073**
Change in cash and cash equivalents during the period		**76,160,155**
Cash and cash equivalents at the beginning of the period		**-**
Cash and cash equivalents at the end of the period	7	**76,160,155**
Non-cash transactions:		
Subscription in kind against investment properties and hotel properties		**420,000,000**

The accompanying notes 1 to 23 form an integral part of these financial statements.

1. THE FUND AND ITS ACTIVITIES

Alistithmar AREIC Diversified REIT Fund (the Fund) is a closed-ended public Sharia-compliant real estate investment traded fund publicly offered fund whose units are traded in Tadawul (the main market) with the code (4350), and commenced trading on tadawul date 04 September 2024. It was established in the Kingdom of Saudi Arabia under the Real Estate Investment Funds Regulations.

The Fund aims to invest in real estate assets inside or outside the Kingdom of Saudi Arabia that are capable of achieving periodic rental income and distribute at least 90% of the Fund's net profits annually (semi-annually). The Fund may secondarily invest the Fund's assets in real estate development projects (if the Fund Manager deems appropriate) provided that:

- The Fund's assets invested in developed real estate assets that generate periodic income shall not be less than (75%) of the total value of the Fund's assets according to the latest audited financial statements.
- The Fund shall not invest its assets in white lands.

The Fund has been certified as a Sharia compliant REIT by the Sharia Supervision Committee appointed for this investment fund.

The Fund is managed by Alistithmar for Financial Securities and Brokerage Company (Alistithmar Capital), which is a Saudi closed joint stock company under Commercial Registration No. 1010235995 dated Rajab 08, 1428H (corresponding to July 22, 2007G) and licensed as a "Capital Market Institution" under the license of the Capital Market Authority No. 11156-37, whose registered postal address is P.O Box 6888 Postal Code 11452 Kingdom of Saudi Arabia.

The Fund has appointed Preserving Real Estate Opportunities Company which is owned by Alinma Investment Company (the Custodian) to act as its Custodian.

2. REGULATING AUTHORITY

The Fund governed by the Real Estate Investment Funds Regulations issued by the Capital Market Authority.

3. BASIS OF PREPARATION

A. Statement of compliance

These financial statements have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IFRS Accounting Standards") that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organization for Chartered and Professional Accountants ("SOCPA") and to comply with the related Implementing Regulations issued by CMA and the Fund's terms and conditions.

The Fund's first financial period starts from 04 September 2024 to 31 December 2024, and as a result, no comparative information is included in these financial statements.

B. Basis of measurement functional and presentation currency

These financial statements have been prepared under the historical cost convention, using accrual basis of accounting except for the investments carried at fair value through profit or loss. These financial statements are presented in Saudi Riyals, which is the functional and presentation currency of the Fund.

4. MATERIAL ACCOUNTING POLICIES

The material accounting policies used in the preparation of these financial statements are as follows:

Cash and cash equivalents

Cash and cash equivalents for the purpose of cash flows represent cash at banks in current accounts and other short-term highly liquid investments with original maturities of three month or less (if any) which are available to the Fund without any restrictions. Cash and cash equivalents are carried at amortized cost within the statement of financial position.

Rent receivable

Receivables are initially recognized at fair value plus incremental direct transaction costs, and subsequently at their amortized cost using an effective commission method. Loss allowance for receivables is always recognized at an amount equal to lifetime expected credit losses.

Right of use assets

Right of use assets are recorded at cost less accumulated amortization and any impairment losses. Amortization is calculated using the straight-line method over the year of the contract.

Financial instruments

Recognition and initial measurement

Receivables from operating leases are initially recognized when they are originated. All other financial assets and financial liabilities are initially recognized when the Fund becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is receivable from operating leases without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at Fair Value Through Profit or Loss (FVTPL), transaction costs that are directly attributable to acquisition or issue. Receivable from operating leases without a significant financing component is initially measured at the transaction price.

Classification of financial assets

On initial recognition, a financial asset is classified as measured at amortized cost, fair value through other comprehensive income (FVTOCI) or fair value through profit or loss (FVTPL).

A financial asset is measured at amortized cost if it meets both of the following conditions:

a. The financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and

b. The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of the principal and commission on the principal outstanding amount.

Financial assets shall be measured at FVTOCI if both of the following conditions are met:

a. The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
b. The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of the principal and commission on the principal outstanding amount.

A financial asset shall be measured at FVTPL unless it is measured at amortized cost or at FVTOCI.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

Classification of financial assets (continued)

Reclassifications

Financial assets are not reclassified subsequent to their initial recognition, except in the period after the Fund changes its business model for managing financial assets.

Derecognition

A financial asset is derecognised when:

- The rights to receive cash flows from the asset have expired, or
- the Fund has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement, and either:

  a) The Fund has transferred substantially all the risks and rewards of the asset, or
  b) The Fund has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset

Impairment of financial assets

IFRS 9 impairment requirements use more forward-looking information to recognize expected credit losses – the 'expected credit loss (ECL) model'.

The Fund considers a broader range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

Expected credit loss assessment for operating lease receivable

The Fund applies to IFRS 9 simplified approach for measuring expected credit losses, which uses a lifetime expected loss allowance. The method is applied for assessing an allowance against financial assets measured at amortized cost

The expected loss rates are based on the payment profiles receivable over a period of 12 months before each reported period and corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Fund has identified GDP of the Kingdom of Saudi Arabia (the country in which it renders the services), inflation rate and government spending to be the most relevant factor and accordingly adjusts the historical loss rates based on expected changes in these factors.

The expected loss approach breaks the total loss amount modelling into the following parts: Probability of Default (PD), Loss Given Default (LGD), and Exposure at Default (EAD). These are briefly described below:

Loss Given Default (LGD): This is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from any collateral. It is usually expressed as a percentage of the EAD.

Probability of Default (PD): The likelihood of a default over a particular time horizon.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

Expected credit loss assessment for operating lease receivables (continued)

Exposure at Default (EAD): This is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and **commission**, and expected drawdowns on committed facilities**.**

Model and framework

The Fund uses a point in time (PIT) probability of default model to measure its impairment on financial assets. Point-in-time PD models incorporate information from a current credit cycle and assess risk at a point-in-time. The point-in-time PD term structure can be used to measure credit deterioration and starting PD when performing the allowance calculations. Also, when calculating lifetime expected credit losses, after the inputs are correctly converted, cash flows can be projected and gross carrying amount, loss allowance, and amortized cost for the financial instrument are then calculated.

Macroeconomic weighted average scenarios

The Fund includes a macroeconomic factor of GDP, inflation rate and government spending to develop multiple scenarios, the purpose is towards the realization of the most likely outcome using worst- and best-case scenarios. The scenario-based analysis incorporates forward-looking information into the impairment estimation using multiple forward-looking macroeconomic scenarios. The estimate of expected credit losses reflects an unbiased probability-weighted amount that is determined by evaluating a range of possible outcomes.

Definition of default

In the above context, the Fund considers default when:

- the customer is unlikely to pay its credit obligations to the Fund in full, without recourse by the Fund to actions such as realizing security (if any is held); or
- When the customer is past due on any material credit obligation to the Fund. In case the industry norm suggests a period fairly represents the default scenario for the Fund, this might rebut the presumption of 90 days mentioned in IFRS 9.

The carrying amount of the assets is reduced using the above model and the loss is recognized in the statement of profit or loss. If in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognized, the previously recognized impairment loss is increased or reduced. If a write-off is later recovered, the recovery is recognized under the reversal of impairment loss on receivables from operating leases in the statement of profit or loss.

Specific provision

Specific provision is recognized on a customer-to-customer basis at every reporting date. The Fund recognizes specific provision against receivables from certain customers. Provisions are reversed only when the outstanding amounts are recovered by the customers.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Fund determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

Financial liabilities

All financial liabilities are recognized initially at fair value and, in the case of murabaha facility, net of directly attributable transaction costs.
The Fund's financial liabilities mainly include trade and other payables, related parties and facility.

Derecognition

The Fund derecognizes financial liability when its contractual obligations are discharged or cancelled or expired.

Modifications of financial assets and financial liabilities

Financial assets

If the terms of the financial assets are modified, the Fund evaluates whether the cash flows of the modified assets are substantially different. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognized, and a new financial asset is recognized at fair value.
If the cash flows of the modified asset carried at amortized cost are not substantially different, then the modification does not result in derecognition of the financial asset. In this case, the Fund recalculates the gross carrying amount of the financial asset and recognizes the amount adjusting the gross carrying amount as modification gain or loss in the statement of profit or loss.

Financial liability

The Fund derecognizes financial liability when its terms are modified, and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognized at fair value. The difference between the carrying amount of the financial liability distinguished and the new financial liability with modified terms are recognized in the statement of profit or loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset, and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

Investment properties and hotel properties

Investment properties are land, building and equipment and furnishings physically attached and integral to a building held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of operations, use in the production or supply of goods or services or for administrative purposes. Investment property is measured at cost on initial recognition and subsequently at cost less accumulated depreciation and impairment losses if any.

Investment properties are derecognized when they are sold, owner-occupied or in case of not holding it for an increase in value.

Any gain or loss on disposal of the investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognized in profit or loss. When investment property that was previously classified as property and equipment is sold, any related amount included in the revaluation reserve is transferred to retained earnings.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

Investment properties and hotel properties (continued)

Cost includes expenditures that are directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labor, and other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalized finance costs.

The useful lives of different components of investment properties are as follows:

Categories	Years
Buildings	40 years or rental period whichever is earlier
Furniture and Equipment	4 years

Buildings include buildings constructed on free & lease hold land.

The carrying amounts of the Fund's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

Impairment exists when the carrying value of an asset or cash generating unit ("CGU") exceeds the recoverable amount, which is the higher of the fair value less costs to sell and value in use. The recoverable amount is determined for an individual asset unless the asset does not generate cash inflows that are largely independent of those from other assets or Funds of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In determining fair value, less costs of disposal, recent market transactions are considered. If no such transactions can be identified, an appropriate valuation model is used. The value in use is based on a discounted cash flow (DCF) model, whereby the future expected cash flows are discounted using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset. Impairment losses are recognized in the statement of comprehensive income.

An assessment is made at each reporting date to determine whether there is an indication that previously recognised impairment losses no longer exist or have decreased. If such indication exists, the Fund estimates the assets or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not

Impairment of non-financial assets

Exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of comprehensive income.

Provisions

A provision is recognized when the Fund has a present legal or constructive obligation because of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount can be made. Provision is not recognized for future operating losses.

Accrued expenses and other liabilities

Accrued expenses and other payables are recognised initially at fair value and subsequently recognized at amortised cost using the effective commission rate method.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

Unearned rental income

Liabilities advanced more than the amount of revenue recognized, if any, are included in current liabilities as deferred rental income and recognized as revenue in the subsequent period when the related rental service is provided.

Investment transactions

Investments transactions are accounted for as of the trade date.

Murabaha facility

Murabaha facility is recognised initially at fair value, net of transaction costs incurred. Murabaha facility is subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised as finance cost over the period of the facility using the EIR method.

Fees paid on the establishment of Murabaha are recognised as transaction costs of the facility to the extent that it is probable that some or all the facility will be drawn down. In this case, the fee is deferred until the draw down occurs.

Facility is removed from the statement of financial position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as finance costs.

Revenue recognition

The Fund recognises revenue from contracts with customers based on a five-step model:

Step l. Identify the contract with a customer. A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria that must be met.
Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.
Step 3 Determine the transaction price: The transaction price is the amount of consideration to which the Fund expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.
Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Fund will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Fund expects to be entitled in exchange for satisfying each performance obligation.
Step 5. Recognise revenue when (or as) the entity satisfies a performance obligation.

The Fund satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- The customer simultaneously receives and consumes the benefits provided by the Fund's performance as the Fund performs; or
- The Fund's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- The Fund's performance does not create an asset with an alternative use to the Fund and the Fund has an enforceable right to payment for performance completed to date.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

Revenue recognition (continued)

For performance obligations, where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied. When the Fund satisfies a performance obligation by delivering the promised services, it creates a contract asset based on the amount of consideration earned by the performance. Where the amount billed to the customer exceeds the amount of revenue recognised, this gives rise to a contract liability. Revenue is measured at the fair value of the consideration received or receivable, considering contractually defined terms of payment

The specific recognition criteria described below must also be met before revenue is recognised.

Rental revenue

Rental revenue from operating lease of properties is recognised on a straight-line basis over the term of the operating lease.

When the Fund acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.
To classify each lease, the Fund makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to the ownership of the underlying asset. If this is the case, then the lease is a finance lease, if not, then it is an operating lease. As part of this assessment, the Fund considers certain indicators such as whether the lease is for the major part of the economic life of the asset. The Fund has assessed that all of its leases are operating leases. Properties leased out under operating leases are included in investment properties in the statement of financial position. Rental income from operating leases is recognised on a straight-line basis over the lease term. When the Fund provides incentives to its tenants, the cost of incentives is recognised over the lease term, on a straight-line basis, as a reduction of rental income.

Management fees and other expenses

Management fees and other expenses are charged at rates / amounts within limits mentioned in terms and conditions of the fund. Management fees are charged and paid on a semi-annual basis.

Finance costs

Finance costs directly attributable to the acquisition, construction or production of a qualifying asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset. All the other finance costs are expensed in the period in which they occur. Finance costs consist of commission and other costs that an entity incurs in connection with the facility of Funds.

Expenses

Expenses including Property management expenses, Fund management fees, custodial fees and other fees are recorded on an accrual basis.

Dividend distribution

The Fund shall distribute at least 90% of the Fund’s annual net profits to unitholders on a semiannual basis. Capital gains may also be reinvested in other assets resulting from the sale of real estate assets or other investments of the Fund without prejudice to the provisions of the Real Estate Investment Funds Regulations. In the absence of investment opportunities within a year from the date of receipt of the amount of sale or expropriation of the relevant assets, the Fund Manager shall distribute those amounts with the nearest dividends.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

Net assets value (equity) per unit

The net assets value (equity) per unit is calculated by dividing the net assets value (equity) attributable to the unitholders included in the statement of financial position by the numbers of units outstanding at the year end.

Zakat

Zakat is the obligation of the unitholders and therefore, no provision or expenses have been made in these financial statements.

Units in issue

The Fund has units in issue. On liquidation of the Fund, they entitle the holders to the residual net assets value (equity). They rank equally in all respects and have identical terms and conditions. The units provide investors with the right to require redemption for cash at a value proportionate to the investor’s share in the Fund net assets value (equity) in the event of the Fund’s liquidation.

Units are classified as equity as they meet all of the following conditions:

- It entitles the holder to a pro-rate share of the Fund’s net assets value (equity) in the event of the Fund’s liquidation.
- It is in the class of instruments that is subordinate to all other classes of instruments.
- All financial instruments in the class of instruments that are subordinate to all other classes of instruments have identical features.
- Apart from the contractual obligation for the Fund to repurchase or redeem the instrument for cash or another financial asset, the instrument does not include any other features that would require classification as a liability; and
- The total expected cash flows attributable to the instrument over its life are based substantially on the profit or loss, the change in recognized net assets value (equity) or the change in the fair value of the recognized and unrecognized net assets value (equity) of the Fund over the life of the instrument.

5. CRITICAL ACCOUNTING ESTIMATES, JUDGEMENTS & ASSUMPTIONS

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the result of which form the basis of making the judgements about the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.
The estimates and underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates is recognized in the period in which the estimates are revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.
In the process of applying the Fund’s accounting policies, management has made the following estimates and judgements, which are significant to the financial statements:

5. CRITICAL ACCOUNTING ESTIMATES, JUDGEMENTS & ASSUMPTIONS (CONTINUED)

Judgements

Information about judgements made in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements. Judgement has been applied in the cases of determining whether an arrangement contains a lease and classification of leases.

Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties that have the most significant effect on the amounts recognized in the financial statements are described below:

Provision for expected credit losses on receivables from operating leases

The Fund uses a provision matrix to calculate ECLs receivable from operating leases. The provision matrix is initially based on the Fund's historically observed default rates. The Fund will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions (i.e., gross domestic products, inflation rate and governmental spending) is expected to deteriorate over the next year which can lead to an increased number of defaults in the real estate sector, the historical default rates are adjusted. At every reporting date, the historically observed default rates are updated and changes in the forward-looking estimates are analyzed.

The assessment of the correlation between historically observed default rates, forecasted economic conditions and ECL is a significant estimate. The amount of ECL is sensitive to changes in circumstances and forecast economic conditions. The Fund's historical credit loss experience and forecast of economic conditions may also not be representative of the customer's actual default in the future.

Useful lives of investment properties and hotel properties

The management determines the estimated useful lives of investment properties for calculating depreciation. This estimate is determined after considering expected usage of the assets and physical wear and tear. Management reviews the residual value and useful lives annually, and changes in depreciation charges, if any, are adjusted in current and future periods.

Valuation of investment properties and hotel properties

The Fund uses the services of third party professionally qualified evaluators to obtain estimates of the market value of investment properties using recognized valuation techniques for the purpose of impairment review and disclosures in the financial statements, for further details of assumptions and estimates please refer to (Note 9).

Going Concern

The Fund Manager of the Fund has made an assessment of the Fund's ability to continue as a going concern and is satisfied that the Fund has the resources to continue in business for the foreseeable future. Furthermore, the management is not aware of any material uncertainties that may cast significant doubt on the Fund's ability to continue as a going concern.

5. CRITICAL ACCOUNTING ESTIMATES, JUDGEMENTS & ASSUMPTIONS (CONTINUED)

Impairment of investment properties

The Fund assesses whether there are any indicators of impairment for all investment properties at each reporting date. The assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable. If any indication exists, or when annual impairment testing for an asset is required, the Fund estimates the asset's recoverable amount. An asset's recoverable amount is the higher of assets or CGU's fair value less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely dependent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using the appropriate discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are considered. If no such transactions can be identified, an appropriate valuation model is used.

For investment properties, an assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the REIT estimates the assets or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of comprehensive income.

6. NEW STANDARDS, AMENDMENTS, AND INTERPRETATIONS

(a) New IFRS standards, IFRIC interpretations and amendments thereof, adopted by the Fund

The following new standards, amendments and revisions to existing standards, which were issued by the International Accounting Standards Board ("IASB") have been effective from 1 January 2024 and accordingly adopted by the Fund, as applicable:

Standards, interpretations and amendments	***Description***
Amendments to lAS 1	Non-current liabilities with covenants and classification of liabilities as current or non-current
Amendments to IFRS 16	Lease liability in sale and lease back transaction
Amendments to IAS 7 & IFRS 7	Supplier finance arrangement

The adoption of the amended standards and interpretations applicable to the Fund did not have any significant impact on these financial statements.

6. NEW STANDARDS, AMENDMENTS, AND INTERPRETATIONS (CONTINUED)

b) *New IFRS standards, IFRIC interpretations and amendments thereof issued but not yet effective*

The following new standards, amendments and revisions to existing standards, which were issued by IASB but not yet effective are listed below. The Fund intends to adopt these standards when they become effective.

Standards, interpretations and amendments	***Description***	***Effective from periods beginning on or after the following date***
Amendments to IAS 21	Lack of exchangeability	1 January 2025
Amendments to IFRS 9 and IFRS 7	Classification and measurement of financial instruments	1 January 2026
Amendments to IFRS 18	Presentation and disclosure in financial statements	1 January 2027
Amendments to IFRS 10 and IAS 28	Sale or contribution of assets between investor and its associate or joint venture	Available for optional adoption / effective date deferred indefinitely

The above standards, interpretations and amendments are not expected to have a significant impact on the Fund's financial statements.

7. CASH AND CASH EQUIVALENTS

	Note	31 December 2024
Money Market Placement	7-1	**50,000,000**
Cash at bank	7-2	**26,095,155**
Cash in hand		**65,000**
		76,160,155

7-1 Money market placement are with a local bank having (A-) credit rating.

7-2 The Fund do not earn any commission on balances in Cash at bank.

8. ACCOUNTS RECEIVABLE, NET

	31 December 2024
Rent receivable	**26,174,116**
Hotels receivables	**2,072,094**
Less: Provision for expected credit losses	**(2,650,934)**
	25,595,276

The movement on provision for expected credit losses is as following:

	31 December 2024
Balance at the beginning of the period	**-**
Charged during the period	**2,650,934**
	2,650,934

9. INVESTMENT PROPERTIES AND HOTEL PROPERTIES, NET

The Fund owns 5 investment properties and 2 hotels:

(i) Galleria Mall: Galleria Mall is a commercial complex located in Jubail Industrial city consisting of many brands.

(ii) The Roof: The Roof is commercial complex located in the city of Riyadh. It consists of a hypermarket, cinemas and contains some stores. The investment property was mortgaged to local bank against Murabaha facility.

(iii) Corniche Plaza: Corniche Plaza is a commercial complex located in city of Dammam and consists of a number of commercial showrooms and contains administrative offices. The investment property was mortgaged to local bank against Murabaha facility.

(iv) Al-Mashael Warehouse: Al-Mashel is a warehouse located in the south of Riyadh and contains administrative offices. The investment property was mortgaged to local bank against Murabaha facility.

(v) Saudi Ericsson Building: Saudi Ericsson building is located in the heart of Riyadh on Salah Al-Din Al-Ayyubi Road adjacent to many government facilities and hospitals and leased as the headquarters of a company. The investment property was mortgaged to local bank against Murabaha facility.

(vi) Citadine Hotel: The Fund acquired five stars Citadine Hotel in Abha. It is located on King Fahad Road next to Asir Mall. The investment property was mortgaged to local bank against Murabaha facility.

(vii) Somerset Hotel: Somerset Hotel is a four star hotel in Khobar located near the commercial complexes and Khobar Corniche. The investment property was mortgaged to local bank against Murabaha facility.

9-1 The Fund’s properties are held under the custody of the Custodian.

9-2 The Fund charge depreciation on building over 40 years or rental period whichever is earlier.

9-3 The Fund charge depreciation on furniture & equipment over 4 years.

9-4 The Fund manager reviews its investment property on a regular basis for any impairment. An impairment loss is recognized for the amount in which the carrying amount of the investment properties exceeds its recoverable amount, which is the higher of the assets' fair value less costs to sell and value in use. As at December 31, 2024, according to the periodic valuation reports submitted by independent valuers of the Fund, there was no decline in the value of investment property.

9-5 As at 31 December 2024, investment properties and hotel properties represent the properties that were initially recognized at their fair value and are subsequently measured at cost less accumulated depreciation and impairment.

9. INVESTMENT PROPERTIES AND HOTEL PROPERTIES, NET (CONTINUED)

The break-up of the cost of investment properties and hotel property is as follows:

	Land	Buildings (Free Hold)	Buildings (Lease Hold)	Furniture & Equipment	Total
Cost:					
Balance at the beginning of the period	-	-	-	-	-
Additions during the period	236,612,529	586,644,139	256,214,700	37,879,732	1,117,351,100
Balance at the end of period	236,612,529	586,644,139	256,214,700	37,879,732	1,117,351,100
Accumulated Depreciation:					
Balance at the beginning of the period	-	-	-	-	-
Charged during the period	-	(6,972,410)	(4,584,134)	(4,502,099)	(16,058,643)
Balance at the end of period	-	(6,972,410)	(4,584,134)	(4,502,099)	(16,058,643)
Net book value at 31 December 2024	**236,612,529**	**579,671,729**	**251,630,566**	**33,377,633**	**1,101,292,457**

In accordance with Article 8 of the Real Estate Investment Traded Funds Instructions issued by CMA, the Fund Manager assesses the Fund's real estate values by appointing two independent evaluators to determine the market values in conformity with the International Valuation Standards Council's International Valuation Standards.

The value of mortgaged and unmortgaged investment properties is as follows:

	Note	31 December 2024
Mortgaged investment properties	13	**849,661,891**
Unmortgaged investment properties		**251,630,566**
		1,101,292,457

10. RIGHT-OF-USE ASSET AND LEASE LIABILITIES UNDER RIGHT OF USE ASSET

The usufruct contracts consist of the real estate of Galleria Mall which is a commercial complex located in Jubail Industrial City consisting of many brands. It also contains a hypermarket and a cinema.

	31 December 2024
Cost:	
Balance at the beginning of the period	**-**
Addition during the period	**25,503,794**
	25,503,794
Accumulated Depreciation:	
Balance at the beginning of the period	**-**
Charge for the period	**(479,910)**
	(479,910)
Net book value at 31 December 2024	**25,023,884**

10. RIGHT-OF-USE ASSET AND LEASE LIABILITIES UNDER RIGHT OF USE ASSET (CONTINUED)

LEASE LIABILITIES UNDER RIGHT OF USE ASSETS

	31 December 2024
Balance at the beginning of the period	-
Additions during the period	25,503,794
Finance cost charged during the period	954,449
Paid during the period	(862,880)
	25,595,363

The maturity analysis of lease liabilities under right of use asset is disclosed in (Note 20).

The following are the amounts recognized in the statement of comprehensive loss:

	For the period from 04 September 2024 to 31 December 2024
Depreciation of right of use asset	(479,910)
Finance cost of lease liabilities under right of use asset	(954,449)
	(1,434,359)

11. UNEARNED RENTAL INCOME

	Note	31 December 2024
Balance at the beginning of the period		-
Invoices issued during the period		44,743,762
Revenue recognized during the period	17	(28,525,233)
		16,218,529

12. ACCRUED EXPENSES AND OTHER LIABILITIES

	Note	31 December 2024
VAT payable		4,555,188
Hotel expenses payable		2,206,645
Security deposit		1,962,377
Legal and professional fees payable		174,000
Custody fee payable		75,000
Fund board fee payable	15	20,000
		8,993,210

13. MURABAHA FACILITY

Preserving Real Estate Opportunities Company (SPV) has obtained Islamic financing facilities with local bank amounting to SAR 605,000,000 for the purpose of financing the investment properties of the Fund. The loan carries a profit rate at SAIBOR + margin, the loan is due for repayment on 07 July 2030.

The balance of the loan as at 31 December 2024 amounted to SAR 605,000,000 and the value of the financing costs due for this loan as at 31 December 2024 amounted to SAR 122,388.

The loans are guaranteed by a promissory note amounting to SAR 605,000,000, and also by a mortgage on some investment properties amounting to SAR 849,661,891 as at 31 December 2024 (Note 9).

13. MURABAHA FACILITY (CONTINUED)

The following is a statement of the movement in the Murabaha facility balance during the period:

	31 December 2024
Balance at the beginning of the period	**-**
Proceeds during the period	**605,000,000**
Finance cost charged during the period	**26,352,435**
Paid during the period	**(26,230,047)**
	605,122,388

14. MANAGEMENT AND OTHER FEES

Management fees: The Fund Manager shall receive annual fees equivalent to 0.5% of the total value of the Fund's assets, calculated and paid on a semi-annual basis.

Financing arrangement fees: The Fund shall bear an arrangement fee equivalent to 0.5% of the value of the financing to be obtained by the Fund, which shall be paid to the Fund Manager in return for arranging financing loans for the Fund to be used to cover the costs of acquisition, development and operation of the Fund. The arrangement fee shall apply to the financing to be obtained for the benefit of the Fund. In any case, the arrangement fee shall not exceed 3,500,000 Saudi riyals.

Transaction fees: The Fund Manager shall receive 0.5% of the special selling price for each real estate asset sold by the Fund. It shall also receive 0.5% of the special purchase price for each real estate asset purchased by the Fund in return for the Fund Manager conducting the necessary investigation, negotiating the terms of purchase or sale, and completing the process.
Dealing fees shall be due after the completion of the purchase or sale of each real estate asset. The transaction fees will be applied to the purchase of the initial real estate assets, which will be calculated on the basis of the acquisition price of the initial real estate assets.

15. RELATED PARTY TRANSACTIONS AND BALANCES

Related parties to the Fund include Alistithmar for Financial Securities and Brokerage Company (Fund Manager), shareholders and Board members. In the ordinary course of its activities, the Fund transacts business with related parties and any party that has the ability to control another party or exercise a material influence over it in making financial or operational decisions.

The significant related party transactions entered into by the Fund during the period and the balances resulting from such transactions are as follows:

15. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Transactions with related parties:

Related Party	Nature	For the period from 04 September 2024 to 31 December 2024
Alistithmar for Financial Securities and Brokerage Company	Management fees	**2,230,000**
	Financing arrangement fee	**3,025,000**
	Transaction fee capitalized in investment properties and hotel properties	**5,391,850**
	Pre-formation expenses reimbursed	**4,230,182**
Almutlaq Real Estate Investment Company	Rental collections received on behalf	**24,861,368**
	Expense paid on behalf	**(10,253,860)**
	Property management fees	**(1,442,076)**
Fund Board	Independent members	**20,000**

Balances with related parties:

Related Party	Nature	31 December 2024
Alistithmar for Financial Securities and Brokerage Company	Management fees	**(2,230,000)**
Almutlaq Real Estate Investment Company	Operational transactions	**12,949,121**
Fund Board	Independent members	**(20,000)**

The Fund, during its normal business cycle, conducts transactions with related parties. Transactions with related parties are subject to restrictions set by the Terms and Conditions. All transactions with related parties are disclosed to the fund's board of directors.

16. SEGMENT REPORTING

The Fund has two reportable segments, as described below, which are the Fund’s strategic business units. These strategic business units offer different services, and are managed separately because they require different management and marketing strategies. For each of the strategic business units, the Fund Manager reviews internal management reports on at least a quarterly basis.

The following summary describes the operations in each of the Fund’s reportable segments:

Rental	This comprises of Investment properties namely Galleria Mall, Corniche Plaza, The Roof, Al Mashail Warehouse and Saudi Ericsson building
Hotels	This comprises of Citadines and Somerset Hotel
Unallocated	Comprises of any other classes not mentioned above

16. SEGMENT REPORTING (CONTINUED)

The summary of the comprehensive income of these segments is as below:

	For the period from 04 September 2024 to 31 December 2024			
	Rental	**Hotels**	**Unallocated**	**Total**
Rental revenue and hotels revenue	**28,525,233**	**21,936,500**	**-**	**50,461,733**
Special commission income	**-**	**-**	**1,910,145**	**1,910,145**
Depreciation of investment properties and hotel properties	**(6,897,517)**	**(9,161,126)**	**-**	**(16,058,643)**
Depreciation of right of use asset	**(479,910)**	**-**	**-**	**(479,910)**
Finance cost of lease liabilities under right of use asset	**(954,449)**	**-**	**-**	**(954,449)**
Finance cost	**-**	**-**	**(26,352,435)**	**(26,352,435)**
Provision for expected credit losses	**(1,543,004)**	**(1,107,930)**	**-**	**(2,650,934)**
Management fees	**-**	**-**	**(2,230,000)**	**(2,230,000)**
Financing arrangement fees	**-**	**-**	**(3,025,000)**	**(3,025,000)**
Custody fees	**-**	**-**	**(75,000)**	**(75,000)**
Property management fees	**(1,030,054)**	**(412,022)**	**-**	**(1,442,076)**
Other expenses	**(1,258,698)**	**(15,010,503)**	**(4,843,395)**	**(21,112,596)**
Net profit / (loss)	**16,361,601**	**(3,755,081)**	**(34,615,685)**	**(22,009,165)**

The summary of the financial position of these segments is as below:

	As at 31 December 2024			
	Rental	**Hotels**	**Unallocated**	**Total**
Cash and cash equivalents	**5,586,086**	**1,432,858**	**69,141,211**	**76,160,155**
Accounts receivables, net	**24,631,112**	**964,164**	**-**	**25,595,276**
Due from a related party	**3,016,711**	**9,932,410**	**-**	**12,949,121**
Other assets	**129,432**	**-**	**-**	**129,432**
Investment properties and Hotel properties, net	**627,458,757**	**473,833,700**	**-**	**1,101,292,457**
Right of use asset, net	**25,023,884**	**-**	**-**	**25,023,884**
TOTAL ASSETS	**685,845,982**	**486,163,132**	**69,141,211**	**1,241,150,325**
Management fee payable	**-**	**-**	**2,230,000**	**2,230,000**
Unearned rental income	**16,218,529**	**-**	**-**	**16,218,529**
Accrued expenses and other liabilities	**6,517,565**	**2,206,645**	**269,000**	**8,993,210**
Lease liabilities under right of use asset	**25,595,363**	**-**	**-**	**25,595,363**
Murabaha facility	**-**	**-**	**605,122,388**	**605,122,388**
TOTAL LIABILITIES	**48,331,457**	**2,206,645**	**607,621,388**	**658,159,490**
Net assets value (equity) attributable to the Unitholders	**637,514,525**	**483,956,487**	**(538,480,177)**	**582,990,835**

17. RENTAL REVENUE AND HOTELS REVENUE

	For the period from 04 September 2024 to 31 December 2024
Rental revenue from investment properties excluding hotels	**28,525,233**
Revenue from contracts with customers	
Revenue from hotel operations	**21,936,500**
	50,461,733
Revenue from hotel operations - Timing of Revenue	
Revenue recognized at a point in time	**21,936,500**
	21,936,500

18. OTHER EXPENSES

	Note	For the period from 04 September 2024 to 31 December 2024
Hotel expenses		**15,010,503**
Pre-formation expenses		**4,289,222**
Utilities charges		**489,571**
Legal & Professional fee		**442,395**
Property risk insurance charges		**315,603**
Registration and listing fees		**91,778**
Fund board fee	15	**20,000**
Miscellaneous expenses		**453,524**
		21,112,596

19. EFFECT ON NET ASSETS (EQUITY) PER UNIT IF INVESTMENT PROPERTIES ARE FAIR VALUED

In accordance with the Real Estate Investments Funds Regulations issued by CMA in the Kingdom of Saudi Arabia, the Fund Manager evaluates the Fund's assets based on an average of two valuations prepared by independent valuers. As set out in the terms and conditions of the Fund, net asset value disclosed are based on the market value obtained. However, in accordance with the accounting policy of the Fund, investment and development properties are recorded at cost less accumulated depreciation and impairment if any in these financial statements. Accordingly, the fair value below is disclosed for information purposes and has not been accounted for in the Fund's books.

The fair value of real estate investments is determined by valuators, namely Barcode Company and Qaim Real Estate Appraisal Company (2 valuators for each property). They are certified by the Saudi Authority of Accredited Valuers "Taqeem". The following is an assessment of real estate investments as at 31 December:

	31 December 2024		
	Evaluator		
	Barcode	Qiam	Average Market Value
Galleria Mall	**346,015,000**	**334,888,000**	**340,451,500**
Somerset Hotel	**270,750,000**	**243,725,000**	**257,237,500**
Citadine Hotel	**258,550,000**	**238,642,000**	**248,596,000**
The Roof	**224,350,000**	**225,461,000**	**224,905,500**
Corniche Plaza	**100,470,000**	**106,691,000**	**103,580,500**
Al Mashaeil Warehouse	**40,687,500**	**40,818,000**	**40,752,750**
Saudi Ericsson Building	**15,796,000**	**16,306,000**	**16,051,000**
Total	**1,256,618,500**	**1,206,531,000**	**1,231,574,750**

19. EFFECT ON NET ASSETS (EQUITY) PER UNIT IF INVESTMENT PROPERTIES ARE FAIR VALUED (CONTINUED)

Management has used the average of the two valuations for the purposes of disclosing the fair value of the investment and development properties.

The investment and development properties were valued taking into consideration number of factors, including the area and type of property and valuation techniques using significant unobservable inputs, including discounted cash flows method and income method, below is an analysis of the development and investment properties fair value versus cost:

	Note	**31 December 2024**
Fair value of investment properties		**1,231,574,750**
Less: Carrying value of investment properties and hotel properties, net	9	**(1,101,292,457)**
Increase in net assets value (equity)		**130,282,293**
Units in issue (number)		**60,500,000**
Additional net assets value (equity) per unit based on fair value		**2.15**

Net assets attributable to the unitholders	**31 December 2024**
Net assets value (equity) attributable to unitholders before fair value adjustment	**582,990,835**
Increase in net assets value (equity)	**130,282,293**
Net assets value (equity) attributable to unitholders after fair value adjustment	**713,273,128**

Net Assets Value Attributable to each unit	**31 December 2024**
Net assets value (equity) per unit (SAR) before fair value adjustment	**9.64**
Increase in net assets value (equity) per unit (SAR) based on fair value	**2.15**
Net assets value (equity) attributable to unitholders after fair value adjustment	**11.79**

20. FINANCIAL RISK MANAGEMENT

The Fund’s activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Fund’s overall risk management program focuses on the unpredictability of financial markets and seeks to mitigate potential adverse effects on the Fund’s financial performance.

Financial instruments recorded in these financial statements principally comprise of cash and cash equivalents, accounts receivable, due from a related party, other receivable, management fee payable, accrued expenses and other liabilities, murabaha facility. The specific methods of recognition adopted are disclosed in the individual policy statements associated with each item. Financial assets and liabilities are offset and net amounts reported in the financial statements, when the

Fund has a legally enforceable right to offset the recognized amounts and intends either to settle on a net basis, or to realize the asset and liability simultaneously.

Market risk

The Fund is subject to the general conditions of the real estate sector in Saudi Arabia, which itself is influenced by a variety of factors such as, but not limited to the overall macroeconomic growth risks in the kingdom, commission rate, demand-supply, availability of financing, investor sentiment, liquidity, legal, foreign exchange rate, and regulatory risks. The Fund’s management monitors on a regular basis the fluctuation and changes in the overall economic environment and believes that the impact of such changes is not significant to the Fund.

20. FINANCIAL RISK MANAGEMENT (CONTINUED)

Credit risk

Credit risk is the risk that one party will fail to fulfill an obligation and cause the other party a financial loss. The Fund is exposed to the risk of credit-related losses that may occur because of the inability or unwillingness of the counterparty or issuer to fulfill its obligations. The Fund is exposed to credit risk for its bank balances, and accounts receivable.

An allowance for credit losses is made which is sufficient at management's discretion to cover potential losses on past-due receivables.

On each reporting date, the bank balances are assessed for credit risks as to determine whether they have low risks as they are held with reputable financial institutions having a high local bank credit rating, and there is no default history for any of the bank balances. Therefore, the probability of default PD is based on future factors and any losses resulting from default are negligible. As at the reporting date, there are no past-due payment dates.

Due from a related party and other receivables are unsecured, carry no commission and have no fixed payments. There are no past-due receivables from the related parties at reporting date, considering the historical experience of default and the future of the industries where the related parties operate. The management considers that the related party balances weren’t credit impaired.

When calculating the expected credit loss provision for receivables and due from a related party, a provision matrix is used based on historical loss rates over the expected life of the receivable adjusted for forward looking estimates**.**

The following table provides information about the exposure to credit risk and ECLs for receivables from operating leases as at:

31 December 2024	**Weighted average loss rate (%)**	**Gross receivable**	**Expected credit losses**
0 – 30 days	**0.34%**	**14,460,950**	**48,570**
31 – 60 days	**1.68%**	**3,439,559**	**57,762**
61 – 180 days	**11.20%**	**7,326,408**	**820,241**
181 – 360 days	**11.20%**	**1,458,186**	**163,254**
Above 361 days	**100%**	**1,561,107**	**1,561,107**

The Fund's maximum undiscounted exposures to credit risk for the components of the statement of financial position and respective expected credit loss is as follows:

	31 December 2024
Cash and cash equivalents	**76,160,155**
Accounts receivable, gross	**28,246,210**
	104,406,365

20. FINANCIAL RISK MANAGEMENT (CONTINUED)

Liquidity risk

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

The Fund Manager monitors liquidity requirements by ensuring that sufficient funds are available to meet any obligations as they arise, either through liquidation of the investment portfolio or by taking short term loans from the Fund Manager.

At 31 December 2024	Less than 1 year	1 year to 2 years	2 years to 5 years	More than 5 years
Management fee payable	**2,230,000**	**-**	**-**	**-**
Accrued expenses and other liabilities	**8,993,210**	**-**	**-**	**-**
Lease liabilities under right of use asset	**862,880**	**1,725,760**	**2,588,640**	**69,892,560**
Murabaha facility	**122,388**	**-**	**-**	**605,000,000**

Operational risk

Operational risk is the risk of direct or indirect loss arising from a variety of causes associated with the processes, technology and infrastructure supporting the Fund's activities either internally or externally at the Fund's service provider and from external factors other than credit, liquidity, currency and market risks such as those arising from the legal and regulatory requirements.

The Fund's objective is to manage operational risk so as to balance limiting of financial losses and damage to achieve its investment objective of generating returns to Unitholders.

Geographical Concentration

All the assets and liabilities are distributed within the Kingdom of Saudi Arabia

Commission rate risk

Commission rate risks are the exposures to various risks associated with the effect of fluctuations in the prevailing commission rates on the Fund's financial positions and cash flows.

The Fund's commission rate risk arises mainly from short-term loans and deposits, which are at a fixed commission rate and are not subject to re-pricing on a regular basis.

Commission rate risks are the exposures to various risks associated with the effect of fluctuations in the prevailing commission rates on the Fund's financial positions and cash flows.

The Fund's commission rate risks arise mainly from its murabaha facility, which are at variable commission rates and the sensitivity analysis is as follows:

	31 December 2024			
	Income Statement		Statement of NAV	
	Increase 100 points	Reduce 100 points	Increase 100 points	Reduce 100 points
Commission rate fluctuations	**1%**	**1%**	**1%**	**1%**
Cash-flow sensitivity (net)	**6,051,224**	**(6,051,224)**	**6,051,224**	**(6,051,224)**

20. FINANCIAL RISK MANAGEMENT (CONTINUED)

Fair value estimation

The Fund classifies fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The table below presents the financial instruments at their fair value as at 31 December, based on the fair value hierarchy:

	31 December 2024			
	Level 1	**Level 2**	**Level 3**	**Total**
Investment properties and hotel properties, net	**-**	**-**	**1,101,292,457**	**1,101,292,457**
Total	**-**	**-**	**1,101,292,457**	**1,101,292,457**

As at 31 December 2024, the Fund's financial instruments include cash and cash equivalents, account receivable, due from a related party, other assets, management fee payable, accrued expenses and other liabilities, and murabaha facility. All financial instruments are measured at amortized cost and their carrying values approximate their fair value.

There were no transfers between the different levels of the fair value hierarchy during the current or previous year.

Valuation of investment properties and hotel properties as disclosed in (Note 9) are valued at Level 3 of the fair value hierarchy. The principal inputs include:

Discount Rates that reflect current market assessments of uncertainty in the amount and timing of cash flows (the rate used by valuers is 9% - 10.36%).

Capitalization Rates are based on the actual location, size and quality of the properties and taking into account market data on the date of the valuation (the rate used by valuers is 7% - 8%).

Future Rental Cash Flows are based on the actual location, type and quality of the properties and supported by the terms of any existing lease or other current contracts or external evidence such as current market rents for similar properties.

Estimated Vacancy Rates are based on current and projected future market conditions after the expiration of the term of any existing lease.

Maintenance Costs, including the investments required to maintain the functional performance of the property over its estimated useful life.

Final Value given the assumptions of maintenance costs, vacancy rates and market rents.

21. LAST VALUATION DAY

The last valuation day for the period was 31 December 2024.

22. SUBSEQUENT EVENTS

There are no events subsequent to the period end that require adjustment or disclosure in these financial statements.

23. APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements for the period ending 31 December 2024 were approved by the Fund Board of Directors on 24 Ramadhan 1446H, corresponding to 24 March 2025.

الاستثمار كابيتال
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