

# AL MAATHER REIT FUND

Quarterly Report 30 June 2025










Quarterly Statement  
For the period ending June 30, 2025



AL-MAATHER REIT FUND

AL-MAATHER REIT is a Shariah compliant closed-end 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 aims to generate income to the investors' capital through investing in income-generating real estate assets in accordance with the strategy set out in the Fund's Terms & Conditions and the relevant regulations. The Fund distributes semi-annual dividend of no less than ninety percent (90%) of net profits to Fund's Unitholders.

Basic Information

	<b>Listing Date</b>	2017/06/13 G
	<b>Fund Term</b>	99 Years
	<b>Fund Management Fees</b>	0.50%
	<b>Custody Fees</b>	No less than 150,000 per year
	<b>Valuation Frequency</b>	31 December , 30 June
	<b>Outstanding Units</b>	61,370,000 Unit
	<b>Number of Properties</b>	15 properties
	<b>Fund Currency</b>	SAR
	<b>Dividends Distribution</b>	Semi-annual

Unit Price Performance and Net Asset Value (NAV) per Unit

period	Current quarter ending 30/06/2025	Previous quarter ending 31/03/2024	% change in SAR
Unit Market Price	9.01	9.50	-5.44%
Net Asset Value (per Unit)	8.27	8.16	1.35%

Financial Indicators

<b>Total Asset Value</b> 727,906,681	<b>NAV of the Fund Units</b> 507,760,582	<b>*Banking Facility</b> 226,107,900
<b>Loan % to Total Asset Value</b> %31.14	<b>Banking Facility Due Dates</b> 3 Years	<b>Loan Maturity Date</b> Between 2025 and 2027
<b>Net Rental Income on Unit Price</b> 3.28%	<b>Cost Ratio of Q2</b> 1.31%	<b>Expense Ratio of Q2</b> 0.56%
<b>Fund manager's investment in the fund's</b> 351,819 Unit		

\*Use of the Loan :Purchase of fund properties – Al Salam Schools, Burjeel Hospital, Towlan Hotel Suites, Al Nokhba Schools

# Quarterly Statement

## For the period ending June 30, 2025

### Total Expenses for 2025 Q2 and Their % of Total Asset Value and Cap Limit for Expenses

Fund's Operating Expenses**	The value in SAR	The ratio from Fund's total assets Value	Maximum expenses Quarterly	Maximum expenses* Annual
Management fees	1,081,172	0.15%	N/A	Management Fees are calculated on the basis of 0.50% annually of the Fund's total assets value after deducting the accrued expenses.
Custody fees	49,863	0.01%	N/A	A percentage of 0.04% annually from the value of assets according to the last valuation, if their value is between 500 million and 1 billion.
Board member fees	9,000	0.00%	25,000	100,000SR
Property Manager fees	555,178	0.08%	N/A	Annual fees equal to 5% of the total revenue that is actually collected from real estate assets.
Audit fees	14,500	0.00%	18,250	73,000SR
Valuation fees	53,350	0.01%	75,000	300,000SR
Registration fees	141,340	0.02%	175,000	-Registration fees 400,000 Saudi riyals annually. - Annual fee for listing the Fund units: an amount of 0.03% of the market value of the Fund, with a minimum of 50,000 SR and a maximum of 300,000 SR.
Capital market authority fees	3,117	0.00%	3,125	Regulatory fees 7,500 SR annually. Fees for publishing information on Tadawul website 5,000 SR annually.
Financing	2,067,548	0.28%	N/A	the Fund financing does not exceed 50% of the total value of the Fund's assets, according to the latest audited financial statements.
Other fees	98,789	0.01%	1,816,225	It is expected that these costs will not exceed 1% of the total value of the Fund's assets annually. In all cases, the actual expenses and fees will only be deducted.
Total	4,073,856	0.56%	-	-

### Previous Fund Distributions

Distribution period	Eligibility for cash dividends distributed	Total profit distributed	The number of existing units	The value of the profit distributed for each unit	distrib% ution from the net asset value
Half 2 2024	5/3/2025	20,865,800	61,370,000	0.34	%4.06
Half 1 2024	15/8/2024	20,252,100	61,370,000	0.33	%3.93
Half 2 2023	21/3/2024	20,252,100	61,370,000	0.33	%3.93
Half 1 2023	24/8/2023	19,024,700	61,370,000	0.31	%3.70

No changes

Fundamental and Non-Fundamental Changes affecting Fund Assets

### List and Percentages of Properties in Fund's Portfolio

Real estate name	Weight	Occupancy ratio
<a href="#">Genx Al Maather</a>	19.51%	96.12 %
<a href="#">Al Mohammadia</a>	14.52%	100.00%
<a href="#">Al Tkahssusi showrooms</a>	8.70%	100.00%
<a href="#">Al Sahafa building 1</a>	7.28%	100.00%
<a href="#">Al Sahafa building 2</a>	7.20%	100.00%
<a href="#">Sulai Warehouses</a>	6.46%	98.99 %
<a href="#">Al Salam Schools</a>	6.31%	100.00%
<a href="#">Genx Al Rabie</a>	4.85%	96.02 %
<a href="#">Al Nokhba Educational Schools</a>	3.95%	100.00%
<a href="#">Hair warehouses</a>	2.89%	100.00%
<a href="#">Towlan Hotel Suites</a>	3.34%	100.00%
<a href="#">Qudus leasehold</a>	0.11%	100.00%
<a href="#">Wadi Iaban leasehold</a>	0.11%	100.00%
<a href="#">Dabbab leasehold</a>	0.29%	100.00%
<a href="#">Burjeel</a>	14.47%	100.00%
<b>Total</b>	<b>100%</b>	<b>99.41 %</b>

### Disclaimer

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