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Al MAATHER REIT FUND
Real estate investment traded closed fund
Takes the form of a special–purpose entity
(Managed by Osool & Bakheet Investment Company)

Interim Condensed Consolidated Financial Statements
And the Independent Auditor's Review Report
For the six months period ended at 30 June, 2026

Al MAATHER REIT FUND
Real estate investment traded closed fund
(Managed by Osool & Bakheet Investment Company)
Interim Condensed Consolidated Financial Statements
And the Independent Auditor's Review Report
For the six-month period ended June 30, 2026

Crowe

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INDEPENDENT AUDITORS' REVIEW REPORT ON INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

TO: The Unitholders of
Al Maather Reit Fund
(Managed by Osool & Bakheet Investment Company)

Introduction:

We have reviewed the accompanying interim condensed consolidated statement of financial position of **Al Maather Reit Fund ("the Fund") and It's subsidiary (Together referred to as the "Group")** managed by Osool & Bakheet Investment Company (the "Fund Manager"), as at 30 June 2026 and the related interim condensed consolidated statement of profit or loss and other comprehensive income, interim condensed consolidated statement of changes in net assets attributable to unitholders, interim condensed consolidated statement of cash flows for the six months' period then ended and notes to the condensed interim financial statements, including a summary of material accounting policy information and other explanatory notes. Management is responsible for the preparation and presentation of these condensed interim financial statements in accordance with International Accounting Standard 34 - "Interim Financial Reporting" (IAS 34) as endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organization for Chartered and Professional Accountants ("SOCPA"). Our responsibility is to express a conclusion on these condensed interim financial statements based on our review.

Scope of Review:

We conducted our review in accordance with International Standard on Review Engagements (2410), "Review of interim financial information performed by the independent auditor of the entity", as endorsed in the Kingdom of Saudi Arabia. A review of condensed interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion:

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements are not prepared, in all material respects in accordance with IAS 34 - "Interim Financial Reporting" (IAS 34) as endorsed in Kingdom of Saudi Arabia.

شركة حلول كرو للإستشارات المهنية
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Musab A. Alsheikh
License No. (658)

27 Safar 1448H (Corresponding 10 August 2026)
Riyadh, Saudi Arabia

Al MAATHER REIT FUND
Real estate investment traded closed fund
(Managed by Osool & Bakheet Investment Company)

Interim Condensed Consolidated Statement of Financial Position
As of June 30, 2026
(Saudi Riyals)

	Notes	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Assets			
Non-current assets			
Investment properties	7	672,396,186	677,894,199
Right to use assets	9-A	1,376,030	1,693,591
Usufruct Rights Contracts	10	1,585,083	1,891,798
Total non-current assets		675,357,299	681,479,588
Current assets			
Due from related parties	14	1,172,950	181,967
Account receivables	11	12,266,194	7,670,599
Prepaid expenses and other assets		1,038,234	1,018,627
Cash and cash equivalents	12	27,605,856	38,382,800
Total current assets		42,083,234	47,253,993
Total assets		717,440,533	728,733,581
Liabilities			
Non-current liabilities			
Lease liabilities – non-current portion	9-B	918,596	1,261,825
Islamic facilities – non-current portion	13	196,568,771	196,568,771
Total non-current liabilities		197,487,367	197,830,596
Current liabilities			
Lease liabilities – current portion	9-B	444,200	767,169
Due to related parties	14	1,122,470	1,186,988
Accrued expenses and other liabilities		1,720,518	2,568,630
Deferred revenue		9,515,099	12,949,968
Accrued interest on Islamic facilities		3,931,386	6,228,912
Total current liabilities		16,733,673	23,701,667
Total liabilities		214,221,040	221,532,263
Net assets value (equity) attributable to unitholders		503,219,493	507,201,318
Units in issue (number)		61,370,000	61,370,000
Net assets attributable to each unit at book value	8	8.20	8.26
Net assets attributable to each unit at fair value	8	11.58	11,39

The accompanying notes (1) to (22) form an integral part of these interim condensed consolidated financial statements.

Al MAATHER REIT FUND
Real estate investment traded closed fund
(Managed by Osool & Bakheet Investment Company)

Interim Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income
For the six-month period ended June 30, 2026
(Saudi Riyals)

	Note	For the six-month period ended June 30 2026 (Unaudited)	2025 (Unaudited)
Revenue			
Rental income, net		**34,756,316**	32,708,192
Commission income on murabha deposits		**396,358**	627,072
Other income		-	51,663
Total revenue		**35,152,674**	33,386,927
Expenses			
Properties management fees	14	**(1,579,773)**	(1,535,610)
Fund management fees	14	**(2,212,775)**	(2,152,772)
Custody fees	14	**(99,178)**	(99,178)
Finance costs		**(4,901,879)**	(3,950,045)
Interest on bank facilities	11	**(1,117,901)**	-
Asset Management Fees	14	**(997,139)**	(1,367,167)
Amortization of Right-of-use asset	9	**(317,561)**	(317,209)
Other expenses		**(724,361)**	(1,593,279)
Total expenses		**(11,950,567)**	(11,015,260)
Operating profit		**23,202,107**	22,371,667
Depreciation of investment properties	7	**(8,383,365)**	(8,258,533)
Amortisation of real estate Usufruct Rights Contracts	10-b	**(482,451)**	(491,384)
Reversal of impairment on investment properties	7	**2,371,948**	6,644,685
additions (Reversal) of impairment losses on usufruct contracts	10-c	**175,736**	(544,891)
profit for the period before zakat		**16,883,975**	19,721,544
Zakat	15	-	-
Net profit for the period		**16,883,975**	19,721,544
Other comprehensive income			
comprehensive income for the period		**16,883,975**	19,721,544

The accompanying notes (1) to (22) form an integral part of these interim condensed consolidated financial statements.

(Saudi Riyals)

	Note	For the six-month period ended June 30	
		2026 (Unaudited)	2025 (Unaudited)
Net assets attributable to unitholders, beginning of the period		**507,201,318**	514,294,806
Net income for the period		**16,883,975**	19,721,544
Dividends declared and paid	16	**(20,865,800)**	(20,865,800)
Net assets attributable to unitholders, end of the period		**503,219,493**	513,150,550

Unit transactions
Transactions in units during the period are summarized as follows:

	Note	For the six-month period ending June 30	
		2026 (Unaudited) (Units)	2025 (Unaudited) (Units)
Units at the beginning of the period	1	**61,370,000**	61,370,000
Units at the end of the period	1	**61,370,000**	61,370,000

The accompanying notes (1) to (22) form an integral part of these interim condensed consolidated financial statements.

Al MAATHER REIT FUND
Real estate investment traded closed fund
(Managed by Osool & Bakheet Investment Company)
Interim Condensed Consolidated Statement of Cash Flows
For the six-month period ended June 30, 2026
(Saudi Riyals)

	For the six-month period ended June 30	
	2026 (Unaudited)	2025 (Unaudited)
Cash flows from operating activities		
Net profit for the period before zakat	**16,883,975**	19,721,544
Adjustments to reconcile net profit for the period:		
Depreciation of investment properties	**8,383,365**	8,258,533
Amortisation of real estate Usufruct Rights Contracts	**482,451**	491,384
Amortization of Right-of-use asset	**317,561**	317,209
Finance cost	**4,901,878**	3,950,044
Reversal of impairment on investment properties	**(2,371,948)**	(6,644,685)
Impairment losses on usufruct contracts / (Reversal)	**(175,736)**	544,891
Provision for expected credit losses / (Reversal)	**1,117,901**	-
	29,539,447	26,638,920
Changes in operating assets and liabilities		
Due to related parties	**(64,517)**	(595,173)
Due from related parties	**(990,983)**	-
Account receivables	**(5,713,496)**	292,359
Accrued expenses and other liabilities	**(848,112)**	(55,206)
Prepaid expenses and other assets	**(19,607)**	340,010
Deferred revenue	**(3,434,869)**	(27,835)
Net cash generated from operating activities	**18,467,863**	26,593,075
Cash flows from investing activities		
Additions to investment properties	**(513,404)**	(1,610,368)
Additions to Usufruct Rights Contracts	-	(1,261)
Net cash used in investing activities	**(513,404)**	(1,611,629)
Cash flows from financing activities		
Paid finance costs	**(7,140,603)**	(7,297,302)
Paid lease liabilities	**(725,000)**	(375,000)
Paid dividends	**(20,865,800)**	(20,865,800)
Net cash used in financing activities	**(28,731,403)**	(28,538,102)
Net change in cash and cash equivalents	**(10,776,944)**	(3,556,656)
Cash and cash equivalents, beginning of the period	**38,382,800**	37,910,775
Cash and cash equivalents, at the end of the period	**27,605,856**	34,354,119

The accompanying notes (1) to (22) form an integral part of these interim condensed consolidated financial statements.

(Saudi Riyals)

1- THE FUND AND ITS ACTIVITIES

Al-Maather REIT Fund (the "Fund"), managed by Osool and Bakheet Investment Company (the "Fund Manager") is a closed-end real estate investment fund that operates in accordance with the real estate investment funds regulations and the regulations for real estate investment traded funds issued by the capital market authority. The fund is traded in the Saudi Stock Exchange ("Tadawul") and its units are traded in accordance with the relevant laws and regulations.

The Fund aims to invest in real estate assets that can achieve periodic rental income within the Kingdom of Saudi Arabia and in line with the Fund's investment strategy and to distribute at least 90% of the fund's net profits annually. The Fund may invest on a secondary basis, in real estate development projects, subject to the restrictions outlined in its strategy.

The condensed interim consolidated financial statements for the period ended June 30, 2026, include the activities of the Fund and the following subsidiary company:

			Ownership %	
Subsidiary Company	**Main activity**	**Country**	**2026**	2025
RUKN AlMaather Investment Company	The company's activities are purchase and sale of land and real estate.	United Arab Emirates	100%	100%

Fund Manager
The Fund is managed by Osool and Bakheet Investment Company, a Saudi joint-stock company registered under commercial registration number 1010219805 dated 2 Jumada Al-Awwal 1427H (corresponding to May 29, 2006), and licensed by the Capital Market Authority under license number 07-08126 as a "Licensed Person" to carry out the following activities:
- Acting as principal and agent,
- Fund management,
- Custody in securities business.

The Fund Manager's address is: King Fahd Road, Al Olaya District, Bahrain Tower – Mezzanine Floor, P.O. Box 63762, Riyadh 11526, Kingdom of Saudi Arabia.

Custodian
The Fund has appointed Albilad Capital Company as the Fund's custodian, responsible for safekeeping assets and registering unit ownership. Custody and registration fees are paid directly by the Fund in accordance with the agreement between the parties.

A special purpose entity was established by the custodian, Baytak Custody for Real Estate (a single-person limited liability company), in Riyadh under Commercial Registration No. 1010715448 dated 26 Shawwal 1438H (corresponding to July 30, 2017) and Unified National Number 701556541, for the purpose of holding and registering the assets of Al Maather REIT, with the approval of the Capital Market Authority under Resolution No. (1/6/2678/19/ص) dated 4 Sha'ban 1440H (corresponding to April 9, 2019).

Fund Manager Responsibilities
The Fund Manager bears full responsibility for the overall management of the Fund's activities. It may contract licensed external parties to provide investment services, custody services, or any other administrative services on behalf of the Fund, in accordance with the Capital Market Authority regulations and the terms and conditions of the Fund.

Fund Commencement
The terms and conditions of the Fund were issued on 18 Ramadan 1438H (corresponding to 13 June 2017), the Fund Manager made some amendments to the terms and conditions of the Fund on 9 Safar 1447H (corresponding to 3 August 2025).

The fund commenced operations on 15 Shawwal 1438 (corresponding July 9, 2017). The ownership of real estate investments and benefits contracts was transferred in August of the same year, and since that date the rents have been due to the Fund.

1- THE FUND AND ITS ACTIVITIES (CONTINUED)

Fund Capital subscription and Fund Term

The Fund's capital amounts to SAR 613,700,000, with a duration of ninety-nine years starting from the date of the units' listing on Tadawul. This period is renewable for a similar term at the Fund Manager's discretion, subject to the approval of the Capital Market Authority.

2- REGULATORY FRAMEWORK

The Fund is subject to the Real Estate Investment Funds Regulations ("the Regulations") issued by the Capital Market Authority Board pursuant to Resolution No. (1-193-2006) dated 19 Jumada Al-Thani 1427H (corresponding to July 15, 2006), based on the Capital Market Law issued by Royal Decree No. (M/30) dated 2 Jumada Al-Thani 1424H, as amended by the Capital Market Authority Board Resolution No. (1-135-2025) dated 3 Jumada Al-Thani 1447H (corresponding to November 24, 2025).

3- STATEMENT OF COMPLIANCE AND BASIS OF PREPARATION

3-1 Statement of Compliance

These interim condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting," as adopted in the Kingdom of Saudi Arabia, and other standards and pronouncements issued by the Saudi Organization for Chartered and Professional Accountants.

These interim condensed consolidated financial information do not include all the information and disclosures required in the annual financial statements and should be read in conjunction with the Fund's audited annual financial statements for the year ended December 31, 2025. The results for the six-month period ended June 30, 2026, are not necessarily indicative of the results that may be expected for the financial year ending December 31, 2026.

3-2 Basis of Preparation

The interim condensed consolidated financial statements have been prepared on the historical cost basis, the going concern concept, and the accrual basis of accounting. Other bases may be used if required by the International Financial Reporting Standards adopted in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organization for Chartered and Professional Accountants, as detailed in the significant accounting policies section.

3-3 Functional Currency

These condensed consolidated interim financial statements are presented in Saudi Riyals, which is the Fund's functional and presentation currency.

3-4 Accounting Records

The Fund maintains regular accounting records electronically and in the Arabic language.

4- SIGNIFICANT ACCOUNTING JUDGMENTS, ASSUMPTIONS, AND ESTIMATES

The preparation of these condensed consolidated interim financial statements requires management to make significant accounting judgments, assumptions, and estimates in accordance with the International Financial Reporting Standards adopted in the Kingdom of Saudi Arabia. These judgments and estimates may affect the application of accounting policies, the reported balances of assets and liabilities, and the amounts of income and expenses recognized. Actual results may differ from these estimates. Estimates and underlying assumptions are continuously evaluated. Any revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected by the revision.

4-1 Judgments

Going Concern Principle

The Fund's management has assessed its ability to continue as a going concern and has concluded that it has the resources to continue its operations for the foreseeable future. Furthermore, the Fund Manager is not aware of any material uncertainties that may cast significant doubt on the Fund's ability to continue as a going concern. Accordingly, the financial statements have been prepared on a going concern basis.

4- Significant Accounting Judgments, Assumptions, and Estimates

4-2 Assumptions, and Estimates

Estimation of Incremental Borrowing Rate for Lease Liabilities
The Group cannot easily determine the interest rate included in the lease and, therefore, it uses the incremental borrowing rate to measure its lease obligations. The incremental borrowing rate is the interest a Group would have to pay to borrow over a similar period and with a similar collateral – the money needed to acquire an asset with a similar value to a right-of-use asset in a similar economic environment. Therefore, the incremental borrowing rate reflects what the Group has to pay and requires an estimate when notable rates are not available or when they need to be amended to reflect the terms and conditions of the lease. The Group estimates the incremental borrowing rate using observable inputs (e.g. risk-free lending rate plus country risk) when available and required to make Group -specific estimates.

Fair Value Measurement of Financial Instruments

When it is not possible to measure the fair value of financial assets and liabilities recorded in the statement of financial position based on quoted prices in active markets, their fair value is determined using valuation techniques, including the discounted cash flow method. The inputs for these techniques are derived from observable market data whenever possible, and when this is not feasible, a degree of judgment is required to determine fair value. Such judgments include considerations of inputs such as liquidity risk, credit risk, and volatility. Changes in the assumptions related to these factors may affect the fair value of financial instruments.

5- MATERIAL ACCOUNTING POLICY INFORMATION

The significant accounting policies applied in the preparation of these condensed interim consolidated financial statements are consistent with those used and disclosed in the financial statements for the year ended December 31, 2025.

6- New Standards, Amendment to Standards and Interpretations

The new standards and amendments to standards disclosed in the Group's annual consolidated financial statements remain unchanged.
IFRS 18 Presentation and Disclosure in Financial Statements will replace IAS 1 Presentation of Financial Statements and applies for annual reporting periods beginning on or after 1 January 2027. The Group has not early adopted the new
accounting standard in preparing these interim financial statements; however, earlier application is permitted. The Group is in the process of assessing the estimated impact that the initial application of IFRS 18 will have on its consolidated financial statements.

a) Structure of the Statement of Profit or Loss

IFRS 18 requires entities to classify all income and expenses into categories in the statement of profit or loss - namely operating, investing, financing, zakat income tax and discontinued operations. Classification of income and expenses depends on the main business activities of an entity. The Group has determined that it does not have a specified main business activity of investing in assets and/or providing financing to customers.

Neither net profit nor net assets will change as a result of the Group's adoption of IFRS 18. The Group will be required to present two newly defined subtotals, which are 'operating profit' and 'profit or loss before financing and income taxes', However, operating profit subtotal differs from the current operating profit subtotal presented by the Group. Based on the information currently available, the Group expects changes to the current structure of the statement of profit or loss to result from the following.

6- New Standards, Amendment to Standards and Interpretations (Continued)

a) Structure of the Statement of Profit or Loss(Continued)

- Interest income and expenses are generally included in finance income and finance costs under the Group's current accounting policy and are presented in the 'net finance costs' subtotal. IFRS 18 provides specific guidance on the income and expenses classified in the investing and financing categories.

- Interest cost on employee benefit obligations, which is currently presented within employee costs, will be classified and presented within finance costs.

- Net foreign exchange losses are currently included in finance costs and presented in net finance costs. Under IFRS18, foreign exchange differences are required to be presented in the same category as the income and expenses from the items that gave rise to the differences. The Group has determined that it has foreign exchange differences to be classified in the operating and financing categories. For example, foreign exchange differences on trade payables and trade receivables will be classified in the operating category.

- Gains and losses on certain designated cash flow hedging instruments are currently included in finance costs and presented in net finance costs. Under IFRS 18, gains and losses on designated hedging instruments are required to be classified in the same category as the income and expenses affected by the hedged risks. The Group has determined that gains or losses on these hedging instruments will be classified in the operating and financing categories.

b) Management- defined performance measures

Management-defined performance measures (MPMs) are subtotals of income and expenses used in public communications outside the financial statements that communicate to users management's view of an aspect of the financial performance of the entity as a whole. The Group will be required to disclose specific information about MPMs in a single note in the financial statements.
The Group is in process to determine which public communications should be considered when identifying MPMs. MPMs relate to the same reporting period as the financial statements. Therefore, MPMs disclosed by the Group following adoption of IFRS 18 will be determined based on public communications issued by the Group relating to the 2027 interim reporting period.

c) Principles of aggregation and disaggregation

IFRS 18 provides enhanced principles on how to group information in the financial statements (i.e. the primary financial statements and the notes). It also introduces guidance on labelling and describing items presented in the primary financial statements or disclosed in the notes.
The Group is assessing the grouping of items on the basis of similar and dissimilar characteristics. Based on this assessment, it will present line items in the primary financial statements that provide useful structured summaries and disclose additional material information in the notes. The Group is also assessing line items currently labelled as 'other' and will use more informative labels.

d) Consequential amendments

IFRS 18 introduces consequential amendments to IAS 7, which require entities to use the newly defined operating profit subtotal as the starting point for the statement of cash flows when presenting operating cash flows under the indirect method. The Group currently uses profit for the year/period as the starting point of the reconciliation to cash flows from operating activities. Certain adjusting items included in the reconciliation will change as a result of the new starting point.
The consequential amendments also provide specific guidance on the classification of interest and dividend cash flows.The Group will classify cash flows from interest paid as financing activities rather than operating activities under this guidance. Cash flows from interest and dividends received and from dividends paid will continue to be classified as investing activities and financing activities, respectively.

(Saudi Riyals)

7- INVESTMENT PROPERTIES

A- The movement in investment properties during the period/year is as follows:

As of June 30, 2026 (Unaudited)	**Lands****	**Building**	**Furniture and fixtures**	**Total**
Cost				
Balance at the beginning of the period	331,388,708	467,137,208	10,199,554	808,725,470
Additions during the period	-	51,700	461,704	513,404
Balance at the end of the year	**331,388,708**	**467,188,908**	**10,661,258**	**809,238,874**
Accumulated depreciation				
Balance at the beginning of the period	-	(112,827,003)	(9,213,159)	(122,040,162)
Depreciation during the period	-	(8,257,577)	(125,788)	(8,383,365)
Balance at the end of the period	-	**(121,084,580)**	**(9,338,947)**	**(130,423,527)**
Impairment				
Balance at beginning of the year	(5,580,648)	(3,015,546)	(194,915)	(8,791,109)
Reversal during the period	1,954,867	417,081	-	2,371,948
Balance at end of the period	**(3,625,781)**	**(2,598,465)**	**(194,915)**	**(6,419,161)**
Net book value	**327,762,927**	**343,505,863**	**1,127,396**	**672,396,186**

As of December 31, 2025 (Audited)	**Lands****	**Building**	**Furniture and fixtures**	**Total**
Cost				
Balance at the beginning of the year	331,388,708	465,950,508	9,467,479	806,806,695
Additions during the year	-	1,186,700	732,075	1,918,775
Balance at the end of the year	331,388,708	467,137,208	10,199,554	808,725,470
Accumulated depreciation				
Balance at the beginning of the year	-	(96,247,831)	(9,035,219)	(105,283,050)
Depreciation during the year	-	(16,579,172)	(177,940)	(16,757,112)
Balance at the end of the year	-	(112,827,003)	(9,213,159)	(122,040,162)
Impairment				
Balance at beginning of the year	(10,743,900)	(5,295,650)	(278,506)	(16,318,056)
Reversal during the year	5,163,252	2,280,104	83,591	7,526,947
Balance at end of the year	(5,580,648)	(3,015,546)	(194,915)	(8,791,109)
Net book value	325,808,060	351,294,659	791,480	677,894,199

7- INVESTMENT PROPERTIES (CONTINUED)

12 of the 16 title deeds were pledged under an Islamic financing facility agreement in favor of Al Rajhi Bank (Note 13).
All properties are registered in the name of Baitak Al-Hafez Real Estate Company (a special purpose vehicle). Baitak Al-Hafez Real Estate Company holds these properties for usufruct ownership on behalf of the group, and does not have any control over them and does not pose any risks to real estate investments.

The investment properties consist of the following twelve properties:

1) GENX Al-Maather: (It is a commercial, residential and office property located on Prince Turki bin Abdul Aziz in Al-Maather district in Riyadh). (Not mortgaged).

2) GENX Al-Rabie:(represents a commercial property "hotel units" located in King Fahd Bin Abdul Aziz in the Olaya district in Riyadh). (Mortgaged).

3) Mohammedia Tower:(represents a commercial property " hotel units" located in King Fahd Bin Abdul Aziz in the Olaya district in Riyadh). (Mortgaged).

4) Takhassusi Showrooms:(represents a commercial property located in Takhassusi Street in Al Maather district in Riyadh). (Mortgaged).

5) Al-Sahafa 1:(It represents a commercial office property located in Al-Olaya Street in Al-Sahafa district in Riyadh). (Mortgaged).

6) Al-Sahafa2: (It represents a commercial office property located in Al-Olaya Street in Al-Sahafa District in Riyadh). (Mortgaged).

7) Al-Ha'ir warehouses: (represents warehouses and is located in the Al Masani' district in Riyadh). (Not mortgaged)

8) Al-Sulay warehouse:(represents warehouses and is located on Al-Khattab Street in Al-sulay district in Riyadh). (Not mortgaged).

9) Tolan Hotel Suites : (It represents hotel suites located in the Aqrabiya district in Al-Khobar). (Mortgaged).

10) Elite Educational Schools: (An educational property located on Al-Fahd district road in the city of Unaizah, where this property was purchased during 2021). (Mortgaged).

11) Al-Salam Schools: (Land of an educational property located in Al-Salam district in Riyadh, where this property was purchased during 2021). (Mortgaged).

12) Burjeel Property (Burjeel Hospital located in the United Arab Emirates, Emirate of Sharjah) This property was purchased in February 2022). (Not mortgaged).

(Saudi Riyals)

7- INVESTMENT PROPERTIES (CONTINUED)

The market value of the properties has been determined by valuers accredited by Taqeem, in accordance with the Valuation Law and in compliance with the International Valuation Standards issued by the International Valuation Standards Council (IVSC). The assumptions used in determining the fair value of the investment properties are as follows:

Properties name	Evaluation method	Book Value June 30, 2026 (Unaudited)	Market Value June 30, 2026 (Unaudited)		Market Value December 31, 2025 (Audited)	
			Square Meter for property valuation	Esnad Real Estate	Square Meter for property valuation	Esnad Real Estate
GENX AlMaather	Discounted cashflows	**158,363,809**	**178,440,000**	**169,158,000**	170,504,000	167,462,000
GENX ALRABIE	Discounted cashflows	**41,155,904**	**45,753,000**	**44,667,000**	45,643,000	44,190,000
Mohammedia Tower	Discounted cashflows	**81,938,442**	**132,334,000**	**119,656,000**	131,514,000	119,364,000
Takhassusi Showrooms	Discounted cashflows	**48,669,440**	**75,571,000**	**70,120,000**	74,805,000	71,069,000
Al-Sahafa 1	Discounted cashflows	**41,255,956**	**63,673,000**	**68,356,000**	63,653,000	67,139,000
Al-Sahafa2 Warehouses	Discounted cashflows	**43,568,613**	**64,387,000**	**66,673,000**	63,789,000	65,455,000
Al Hair Warehouses	Discounted cashflows	**24,729,241**	**26,601,000**	**24,124,000**	26,251,000	23,622,000
Al-Sulay	Discounted cashflows	***61,656,500***	**61,149,000**	**62,164,000**	60,618,000	59,205,000
Tolan Hotel Suite	Discounted cashflows	**18,976,077**	**31,169,000**	**27,176,000**	30,925,000	27,176,000
Elite Educational Schools	Discounted cashflows	**25,039,789**	**38,245,000**	**32,938,000**	37,991,000	32,938,000
Al-Salam Schools	Discounted cashflows	**38,523,184**	**54,906,000**	**56,400,000**	54,539,000	56,400,000
Burjeel Hospital	Discounted cashflows	**88,519,231**	**120,318,000**	**123,847,000**	120,053,000	123,882,400
Total		***672,396,186***	**892,546,000**	**865,279,000**	880,285,000	857,902,400
Average evaluations			**878,912,500**		869,093,700	

(Saudi Riyals)

8- EFFECT OF NET ASSETS VALUE (EQUITY), IF INVESTMENT PROPERTIES AND USUFRUCT RIGHTS CONTRACTS ARE MEASURED AT FAIR VALUE

According to Article 22 of the Real Estate Investment Funds Regulations issued by the Capital Market Authority in the Kingdom of Saudi Arabia, the Fund Manager conducts asset valuations of the Fund based on the average of two independent appraisals. As outlined in the Fund's terms and conditions, the net asset value is disclosed based on the available market value. However, according to the Fund's accounting policies, investment properties are recorded at cost less accumulated depreciation and impairment, if any, in these consolidated financial statements. Therefore, the fair value is disclosed below for informational purposes only and is not recognized in the Fund's books.

2026	**.License No**	**Valuer Qualifications**
Square Meter Real Estate Valuation Company ("Square Meter")	11000184	Licensed by the Saudi Authority for Accredited Valuers (TAQEEM)
Isnad Real Estate Valuation Company ("Isnad")	11000054	Licensed by the Saudi Authority for Accredited Valuers (TAQEEM)

2025	.License No	Valuer Qualifications
Square Meter Real Estate Valuation Company ("Square Meter")	11000184	Licensed by the Saudi Authority for Accredited Valuers (TAQEEM)
Isnad Real Estate Valuation Company ("Isnad")	11000054	Licensed by the Saudi Authority for Accredited Valuers (TAQEEM)

The Fund Manager used the average of two valuations for the purpose of disclosing the fair value of the properties. The properties were valued taking into consideration several factors, including the size and type of the property, and valuation methods that use multiple unobservable inputs. These models include the land plus cost method, the residual value method, and the discounted cash flow method.

The following is the evaluation of real estate investments and Usufruct Rights Contracts:

June 30, 2026 (Unaudited)	**Country**	Square Meter for property valuation	Esnad Real Estate	**Average**
AlMaather REIT Fund	KSA	**772,228,000**	**741,432,000**	**756,830,000**
Rukn Al Mu'athar Investment Real Estate Properties	UAE	**120,318,000**	**123,847,000**	**122,082,500**
		892,546,000	**865,279,000**	**878,912,500**
Usufruct Rights Contracts				
AlMaather REIT Fund	KSA	**2,480,000**	**2,205,000**	**2,342,500**
Total		**895,026,000**	**867,484,000**	**881,255,000**

December 31, 2025 (Audited)	**Country**	Square Meter for property valuation	Esnad Real Estate	**Average**
AlMaather REIT Fund	KSA	760,232,000	734,020,000	747,126,000
Rukn Al Mu'athar Investment Real Estate Properties	UAE	120,053,000	123,882,400	121,967,700
		880,285,000	857,902,400	869,093,700
Usufruct Rights Contracts				
AlMaather REIT Fund	KSA	2,902,000	2,699,000	2,800,500
Total		883,187,000	860,601,400	871,894,200

(Saudi Riyals)

8- EFFECT OF NET ASSETS VALUE (EQUITY), IF INVESTMENT PROPERTIES AND LEASE HOLD CONTRACTS ARE MEASURED AT FAIR VALUE (CONTINUED)

Management used the average of the two appraisers for the purpose of disclosing the fair value of the investment properties and usufruct contracts.

The investment properties and usufruct contracts were valued taking into account a range of factors, including the size and type of the property, and valuation methods using unobservable inputs such as financial analysis, land parcel subdivision, the cost method, the direct comparison method, and the residual value method

A- The table below presents the unrealized gains related to investment properties and usufruct contracts, which have been determined based on the fair value assessment as follows:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Estimated fair value of investment properties and Usufruct Rights Contracts based on the average of the two valuations	**881,255,000**	871,894,200
Deduction:		
Book Value of Investment properties	**(672,396,186)**	(677,894,199)
Book value of Usufruct Rights Contracts	**(1,585,083)**	(1,891,798)
Estimated fair value in excess of book value	**207,273,731**	192,108,203
Issued units (by number)	**61,370,000**	61,370,000
Additional value of the unit based on fair value	**3.38**	3.13

B- Below is an analysis of the net asset value using the fair value of the investment properties and usufruct contracts as follows:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Net asset value attributable to unit holders at cost as reported in these financial statements	**503,219,493**	507,201,318
Unrealized gains based on valuation operations (8-a)	**207,273,731**	192,108,203
Net assets attributable to unitholders based on the fair value of investment properties and usufruct contracts	**710,493,224**	699,309,521

C- Below is a statement of the net asset value per unit using the fair value of the properties as follows:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Book Value of Net Assets Attributable to Each Unit	**8.20**	8.26
Unit's share of unrealized gains based on valuation operations (8-a)	**3.38**	3.13
Net assets attributable to each unit based on fair valuation	**11.58**	11.39

(Saudi Riyals)

9- RIGHT OF USE ASSETS, NET AND LEASE LIABILITIES

Right-of-use assets represent building lease contracts and are amortized on a straight-line basis over the lease term, which ranges from 10 to 15 years.

a) The following table shows the movement in the right-of-use assets during the year/period:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Cost		
Balance, beginning of the period / year	**7,553,345**	7,553,345
Balance, end of the period / year	**7,553,345**	7,553,345
Accumulated amortization		
Balance, beginning of the period / year	**5,859,754**	5,220,110
Addition during the period/year	**317,561**	639,644
Balance, end of the period / year	**6,177,315**	5,859,754
Net book value	**1,376,030**	1,693,591

b) The following table shows the movement in lease liabilities during the year/period:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Balance, beginning of the period / year	**2,028,994**	2,773,474
Interest expenses during the period / year	**58,802**	155,520
Paid during the period / year	**(725,000)**	(900,000)
Balance, end of the period / year	**1,362,796**	2,028,994

c) The current and non-current portions of lease liabilities in the statement of financial position are as follows:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Lease liabilities –Current portion	**444,200**	767,169
Lease liabilities – Non- Current portion	**918,596**	1,261,825
	1,362,796	2,028,994

10- USUFRUCT RIGHTS CONTRACTS

The Fund has entered into a usufruct contracts transfer agreement with Zawya Al-Maather Company on 15 March 2017 effective from 15 August 2017. The usufruct contracts consist of the following:

- **Al-Quds leasehold**: It is a commercial office property located on King Abdullah bin Abdul Aziz Road in Al-Quds district in Riyadh, and the cost of purchasing the leasehold is **2,243,693 Saudi riyals**, and it is amortized over 10 years, noting that the benefit of Al-Quds will expire in 2027.
- **Wadi Laban leasehold**: It is a residential commercial property located in Al-Shifa Road in the Dhahrat Laban district in Riyadh, and the cost of purchasing the leasehold is **1,375,978 Saudi riyals**, and it is amortized over 10 years, noting that the benefit of Wadi Laban will expire in 2027.
- **Al-Dabab leasehold**: It is a commercial office property located in Imam Abdullah bin Faisal Road in Al-Murabba district in Riyadh, and the cost of purchasing the leasehold is **5,927,493 Saudi riyals** and it is extinguished over 15 years, noting that the benefit of Al-Dabab will expire in 2031.

(Saudi Riyals)

10-USUFRUCT RIGHTS CONTRACTS (CONTINUED)

a) The movement of Usufruct Rights Contracts is as follows:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Balance, beginning of the period / year	**2,666,638**	3,657,639
Amortization	**(482,451)**	(991,001)
	2,184,187	2,666,638
Impairment losses (c)	**(599,104)**	(774,840)
Balance, end of the period / year	**1,585,083**	1,891,798

b) The movement of impairment losses is as follows:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Balance, beginning of the period / year	**774,840**	370,150
Addition / (reversal) of impairment losses on usufruct contracts	**(175,736)**	404,690
Balance, end of the period / year	**599,104**	774,840

11- ACCOUNTS RECEIVABLES

a) The balance of accounts receivables as at the end of the period/year is as follows:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Rent receivables	**15,456,418**	9,742,922
Less: Provision for expected credit losses (B)	**(3,190,224)**	(2,072,323)
	12,266,194	7,670,599

b) The movement of the provision for expected credit losses is as follows:

	June 30, 2026 (Unaudited)	December 31,2025 (Audited)
Balance, beginning of the period / year	**2,072,323**	2,420,288
Provided during the period / year	**1,117,901**	1,344,447
Amortization during the year	-	(1,692,412)
Balance, end of the period / year	**3,190,224**	2,072,323

12- CASH AND AT BANK

	June 30, 2026 (Unaudited)	December 31, 2026 (Audited)
Cash at Banks	**7,605,856**	9,382,800
Islamic Murabaha (A)	**20,000,000**	29,000,000
	27,605,856	38,382,800

(A) This balance represents a Murabaha deposit placed with Banque Saudi Fransi with an original maturity of one month, as detailed below:

Deposit Amount	Deposit Date	Maturity Date	Profit Rate	Profit Amount
20,000,000	June 30, 2026	July 30, 2026	%4.65	**4,411**
				4,411

Deposit Amount	Deposit Date	Maturity Date	Profit Rate	Profit Amount
25,000,000	December 30, 2025	January 29, 2026	%4.65	**96,875**
4,000,000	December 30, 2025	January 27, 2026	%4.65	**14,467**
				111,342

(Saudi Riyals)

13- ISLAMIC FACILITIES

- In 2019, the Fund obtained an Islamic financing facility of SAR 21.9 million from Al Rajhi Bank to finance the purchase of the Toulon property in Al Khobar. The Fund pledged the title deed of the Al Mohammedia property in favor of Al Rajhi Banking and Investment Corporation as collateral against the Islamic financing facility. The loan will be fully repaid in 2029.
- During 2020, the Fund obtained an Islamic financing facility amounting to SAR 63.5 million from Al Rajhi Bank to finance the acquisition of Al Nokhba and Al Salam Schools in Riyadh. The Fund pledged the title deeds of Al Sahafa 1 and Al Sahafa 2 properties in favor of Al Rajhi Banking and Investment Corporation as collateral for the Islamic financing facility. The loan will be fully repaid in 2029. Accordingly, the entire outstanding balance has been classified as a non-current liability.
- During 2021, the Fund obtained an Islamic financing facility amounting to SAR 10.02 million from Al Rajhi Bank to finance capital work in progress related to Salam Schools in Riyadh. The Fund transferred the title deeds of Al Rabie Genx and Al Takhassusi Gallery properties in favor of Al Rajhi Banking and Investment Corporation as collateral for the Islamic financing facility. The loan will be fully repaid in 2030.
- On January 25, 2022, the Fund obtained an Islamic financing facility amounting to SAR 101 million from Al Rajhi Bank to finance the acquisition of real estate properties. The Fund transferred the title deed of Toulan Suites, the title deeds of Al Nokhba Schools (comprising five title deeds), and the title deed of Al Salam Schools in favor of Al Rajhi Banking and Investment Corporation as collateral for the Islamic financing facility. These facilities bear commission charges in accordance with the prevailing rates in the local market. The loan will be fully repaid in 2030. Accordingly, the entire outstanding balance has been classified as a non-current liability.

a) The movement of Islamic facilities are as follows:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Balance, beginning of the period / year	**196,568,771**	196,568,771
Balance, end of the period / year	**196,568,771**	196,568,771

b) Islamic facilities are classified in the consolidated statement of financial position as follows:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Islamic facilities – non-current portion	**196,568,771**	196,568,771
Islamic facilities – current portion	-	-

c) The movement of interest on Islamic facilities are as follows:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Balance, beginning of the period / year	**6,228,912**	8,138,194
Interest expense during the period / year	**4,843,077**	8,419,119
Paid during the period / year	**(7,140,603)**	(10,328,401)
Balance, end of the period / year	**3,931,386**	6,228,912

Interest expense for the period ended June 30, 2026, amounted to SAR 4,843,077 compared to SAR 3,864,749 for the period ended June 30, 2025.

(Saudi Riyals)

14- RELATED PARTIES

Related parties of the Fund include the members of the Fund's Board of Directors, the Fund Manager, Osool & Bakheet Investment Company, the Property Manager, Madad Al Khair Real Estate Establishment, and the Custodian, Al Bilad Capital.

- The Fund enters into transactions with related parties in the ordinary course of business. Related party transactions are governed by the regulations issued by the Capital Market Authority (CMA). All related party transactions are approved by the Fund's Board of Directors.
- The Fund Manager charges the Fund a management fee at an annual rate of **0.50%** of the Fund's total asset value, net of accrued expenses. The fee is calculated on a daily basis and paid quarterly. The Fund Manager is also entitled to recover any other expenses incurred on behalf of the Fund.
- The Property Manager is entitled to property management fees not exceeding 5% of the total rental income collected from the relevant investment properties, payable on a semi-annual basis. In addition, the Fund bears all fees and expenses relating to the Fund's activities and investments, including fees and expenses arising from services provided by third parties, such as legal and consultancy services, real estate consultants, and other professional, technical, or specialized services, provided that such costs do not exceed 1% of the Fund's total asset value annually.
- The Custodian charges custody fees at an annual rate of 0.050% of the Fund's total asset value based on the latest valuation where the Fund's assets are between SAR 0 and SAR 500 million, 0.040% where the Fund's assets are between SAR 500 million and SAR 1 billion, and 0.025% where the Fund's assets are SAR 1 billion or more, subject to a minimum annual custody fee of SAR 150,000.
- The independent members of the Board of Directors are collectively entitled to an annual remuneration of up to SAR 200,000, which is paid and borne by the Fund Manager.

a) The significant material transactions with related parties during the period / years :

Related Party	Nature of the relationship	Transaction Type	Transaction amount June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Osool and Bakhit Investment company	Fund Manager	Management Fees	**2,218,223**	2,056,841
		Repayments	-	(3,050,248)
		Management fees paid on behalf of the related party	-	95,931
		Collection commission	-	578,185
Albilad Capital Company	Custodian	Custody Fees	**99,726**	99,178
		Payments	-	114,054
Board of Directors Members	Board of Directors Members	Attendance Allowance	**9,000**	18,000
		Payments	-	(36,000)
Medad Al-Khair Real Estate Establishment	Property Manager	As a Lessee	**48,333**	46,000
		Asset Management	**1,316,074**	1,367,167
		Real Estate Management	**1,579,773**	-
Creative Future for Digital Brokerage	Affiliate*	Rent	**200,500**	175,195
Baitk AlHefth real estate company	Special Purpose Vehicle (SPV)	Cash advance	**855,462**	4,866
		Loan interest	-	7,300,590
		Transfers	-	(6,500,000)
Rukn Al Maathar Investment Company	Affiliate*	Transfers received	-	3,876,000
		Payments made on behalf of the Fund	-	(1,588,062)

(Saudi Riyals)

14- RELATED PARTIES (CONTINUED)

(*) The affiliated party is the related parties in which the fund manager or custodian holds a share in their capital, or those related parties in which the fund has representation in their administrations.

b) The balances due from related parties is as follows:

Related parties name	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Baitk AlHefth real estate company	855,462	181,967
Medad Al-Khair Real Estate Establishment	317,488	-
	1,172,950	181,967

c) The balances due to related parties are as follows:

Related parties name	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Osool & Bakheet Investment company	1,113,470	1,118,919
Members of the Board of Directors	9,000	-
Medad Al Khair Real Estate Company	-	1,447
Albilad Capital Company	-	66,622
	1,122,470	1,186,988

15- ZAKAT PROVISION

In accordance with the Authority's Resolution No. 29791 (the "Resolution"), investment funds are not required to pay Zakat and are only required to register with the Authority. The Resolution also clarified that unitholders are responsible for paying Zakat on their investments in the Fund, and the Fund has no responsibility for any portion of such Zakat.

16- DIVIDEND DISTRIBUTIONS

On 12 Ramadan 1447H (corresponding to 1 March 2026), the Board of Directors approved a cash dividend distribution of SAR 20,865,800, representing SAR 0.34 per unit. Accordingly, the total dividends distributed to the unitholders of the Group during the period ended 30 June 2026 amounted to SAR 20,865,800 (30 June 2025: SAR 20,865,800).

(Saudi Riyals)

17- Segment Information

The Group's principal operating activity is in the rental segment. The Group's operations are primarily conducted in the Kingdom of Saudi Arabia and the United Arab Emirates.

A- The following presents certain financial information relating to these business segments:

June 30, 2026	**Offices**	**Hotel Suites**	**Showrooms**	**Warehouses**	**Schools**	**Hospitals**	**Others**	**Unallocated**	**Total**
Operating revenue	**8,787,898**	**6,525,356**	**8,026,986**	**3,803,788**	**3,404,288**	**4,080,000**	**128,000**	**-**	**34,756,31**
Direct operating	**(126,108)**	**(2,181,819)**	**(233,324)**	**(160,889)**	**(2,655,652)**	**(1,749,214)**	**(28,260)**	**-**	**7,135,26)**
Indirect operating	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(4,418,942)**	**4,418,94)**
Depreciation,	**(1,935,320)**	**(1,311,650)**	**(2,216,286)**	**1,563,795**	**(879,680)**	**(1,517,425)**	**(21,567)**	**-**	**6,318,13)**
	6,726,470	**3,031,887**	**5,577,376**	**5,206,693**	**(131,044)**	**813,361**	**78,173**	**(4,418,942)**	**16,883,97**

June 30, 2025									
Operating revenue	8,270,584	6,214,990	7,758,727	3,174,959	3,090,831	4,080,000	118,101	-	32,708,19
Other income	-	-	-	-	-	-	51,663	-	51,663
Indirect operating	-	-	-	-	-	-	-	(4,254,244)	4,254,24)
Indirect operating	(213,874)	(2,153,972)	(236,846)	(144,525)	(1,620,454)	(1,733,312)	(30,962)	-	6,133,94)
Depreciation,	(2,511,992)	(1,249,997)	(895,818)	4,426,287	(879,680)	(1,517,425)	(21,497)	-	2,650,12)
Net (loss) profit	5,544,718	2,811,021	6,626,063	7,456,721	590,697	829,263	117,305	(4,254,244)	19,721,54

B- The geographical distribution of revenue is as follows:

June 30, 2026	**Offices**	**Hotel Suites**	**Showrooms**	**Warehouses**	**Schools**	**Hospitals**	**Others**	**Total**
Revenue – Kingdom of Saudi Arabia	**8,787,898**	**6,525,356**	**8,026,986**	**3,803,788**	**3,404,288**	**-**	**128,000**	**30,676,316**
Revenue – United Arab Emirates	**-**	**-**	**-**	**-**	**-**	**4,080,000**	**-**	**4,080,000**
Total	**8,787,898**	**6,525,356**	**8,026,986**	**3,803,788**	**3,404,288**	**4,080,000**	**128,000**	**34,756,316**

June 30, 2025								
Revenue – Kingdom of Saudi Arabia	8,270,584	6,214,990	7,758,727	3,174,959	3,090,831	-	118,101	28,628,192
Revenue – United Arab Emirates	-	-	-	-	-	4,080,000	-	4,080,000
Total	8,270,584	6,214,990	7,758,727	3,174,959	3,090,831	4,080,000	118,101	32,708,192

(Saudi Riyals)

18- FINANCIAL INSTRUMENTS, RISK MANAGEMENT AND FAIR VALUE FINANCIAL INSTRUMENTS

Financial instruments

Financial assets at amortized cost	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Accounts receivable	**12,266,194**	7,670,599
Due from related parties	**1,172,950**	181,967
Cash at banks	**27,605,856**	38,382,800
	41,045,000	46,235,366

Financial liabilities	June 30, 2026 (Unaudited)	31 December 2025 (Audited)
Lease liabilities	**1,362,796**	2,028,994
Due to related parties	**1,122,470**	1,186,988
Accrued expenses and other payables	**1,720,518**	2,568,630
Islamic facilities	**196,568,771**	196,568,771
Accrued Islamic financing facilities	**3,931,386**	6,228,912
	204,705,941	208,582,295

Financial risk management

The Fund's management is entirely responsible for developing and supervising the Fund's risk management frameworks. The Fund's risk management policies have been developed to identify and analyze the risks faced by the Funds, established appropriate risk limits and controls, and monitor and comply with those limits. Risk management policies and systems are regularly reviewed to reflect changes in market conditions and the Fund's activities. Through its training and management procedures and standards, the Fund aims to have a regular control environment in which employees are aware of their responsibilities and obligations.

Credit risk

Credit risk represents the risk of financial loss faced by the Fund if a customer or counterparty in a financial instrument fails to meet its contractual obligations, primarily relating to cash and cash equivalents. The maximum exposure to credit risk is represented by the carrying amount of these assets.

The following is a statement of the credit risk to which the fund is exposed:

Financial assets at amortized cost	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Cash and cash equivalents	**27,605,856**	38,382,800
Account receivables	**12,266,194**	7,670,599
Due from related parties	**1,172,950**	181,967
	41,045,000	46,235,366

Cash balances comprise current accounts with banks and investment deposits. As cash is deposited with financial institutions that have high credit ratings, management believes that the Fund is not exposed to significant credit risk. Credit risk relating to customers is managed by the responsible business unit in accordance with the Fund's policies, procedures, and controls for managing customer credit risk. Credit limits are established for all customers using internal and external rating criteria and controls. The credit quality of customers is assessed through a credit rating system, and outstanding receivables are monitored on a regular basis.

18- FINANCIAL INSTRUMENTS, RISK MANAGEMENT AND FAIR VALUE (CONTINUED)
Financial instruments (continued)

Financial risk management (continued)

Credit risk (continue)

Credit risk on bank balances is limited because bank balances are held with banks with credit ratings ranging from A1 to A2 based on Moody's credit rating. All bank accounts are maintained with banks in the Kingdom of Saudi Arabia.

Market risk

Market risk is the risk of the potential impact of changes in market prices such as foreign exchange rates and commission rates, the objective of market risk management is to manage and control exposure to market risk within acceptable limits while achieving the highest possible return.

Foreign exchange rate risk:

Foreign exchange rate risk results from changes and fluctuations in the value of financial instruments as a result of changes in foreign exchange rates. The Fund's foreign exchange risk management aims to protect future cash flows in Saudi Riyals, US Dollars and European Euros. Foreign exchange risk exposures related to cash flows are considered at the fund level and consist of uncertainty for fundamental to currency exchange risk resulting from payables and receivables. Fund management monitors currency exchange rates and believes that the risk of fluctuations in currency exchange rates is insignificant.

Commission price risk:

Commission risk appears from potential changes and fluctuations in commission rates that affect future profit or fair values of financial instruments and the Fund monitors commission rate fluctuations and believes that the impact of commission price risk is insignificant.

Capital risk

The main objective of the Fund's capital management is to support its business and increase the return on the owners.

The Fund's policy is to maintain a strong capital base to maintain the confidence of the users of the financial statements and maintain the future development of the business. The Fund manages its capital structure and adjusts it in light of changes in economic conditions. Management monitors the return on capital determined by the Fund as the result of operating activities divided by total equity. There have been no changes in the Fund's method in capital management during the year. The management also monitors the level of dividends for owners. The Fund has not been subject to externally imposed capital requirements.

The following is an analysis of the Fund's debt-to-equity ratios at the end of the period / year:

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Islamic facilities	**200,500,157**	202,797,683
Less: Cash and cash equivalents	**(27,605,856)**	(38,382,800)
Net debt	**172,894,301**	164,414,883
Net asset value (equity) attributable to unit holders	**503,219,493**	507,201,318
Debt-to-equity ratio of Net asset value (equity) attributable to unit holders	**%34**	%32

(Saudi Riyals)

18- FINANCIAL INSTRUMENTS, RISK MANAGEMENT AND FAIR VALUE (CONTINUED)
Financial instruments (continued)
Financial risk management (continued)

Equity price risk
Equity price risk represents the risk arising from fluctuations in the value of financial instruments due to changes in prevailing market prices. The Fund's investments are exposed to market price risk arising from uncertainty about future prices.

Liquidity risk
Liquidity risk represents the difficulties faced by the Fund in meeting its obligations related to its financial liabilities. The Fund's approach to managing liquidity risk is to hold sufficient cash and quasi-cash and ensure the availability of funding from owners.

Management monitors liquidity shortfall risks using forecast models to determine the effects of operating activities on overall liquidity availability, and maintains an available cash flow ratio that ensures debt repayment when it matures.

The table below summarizes the maturity dates of the Fund's financial liabilities on the basis of

30 June 2026 (Unaudited)	**From 1 to 12 Months**	**From 1 to 5 years**	**More than 5 to 10 years**	**The total contractual undiscounted cash flows**	**Book Value**
Lease Liabilities	**525,000**	**1,400,000**	-	**1,925,000**	**1,362,796**
Islamic facilities	-	**217,441,343**	-	**217,441,343**	**196,568,771**
Due to related parties	**1,122,470**	-	-	**1,122,470**	**1,122,470**
Accrued Profit on Islamic Facilities	**3,931,386**	-	-	**3,931,386**	**3,931,386**
	5,578,856	**1,400,000**	**215,542,806**	**222,521,662**	**202,985,423**

31 December 2025 (Audited)					
Lease Liabilities	900,000	1,656,073	-	2,556,073	2,028,994
Islamic facilities	-	-	215,542,806	215,542,806	196,568,771
Due to related parties	1,186,988	-	-	1,186,988	1,186,988
Accrued Profit on Islamic Facilities	6,228,912	-	-	6,228,912	6,228,912
	8,315,900	1,656,073	215,542,806	225,514,779	206,013,665

Commission rate risk
Commission rate risk is the risk that the fair value of future cash flows of financial instruments will fluctuate due to changes in market commission rates. The Group's financial assets and liabilities as at the date of the consolidated statement of financial position, except for long-term facilities, are not exposed to commission rate risk. Long-term credit facilities bear commission in addition to a credit margin based on prevailing market commission rates.

2026	Increase/ (Decrease) in commission rate	Balance	Potential impact on comprehensive income
Islamic financing facilities	**%1+**	**196,568,771**	**1,965,688**
	%1-	**196,568,771**	**(1,965,688)**

2025	Increase/ (Decrease) in commission rate	Balance	Potential impact on comprehensive income
Islamic financing facilities	%1+	196,568,771	1,965,688
	%1-	196,568,771	(1,965,688)

(Saudi Riyals)

18- FINANCIAL INSTRUMENTS, RISK MANAGEMENT AND FAIR VALUE (CONTINUED)

Financial instruments (continued)

Financial risk management (continued)
Fair Value

Assets and liabilities measured at fair value in the consolidated statement of financial position are grouped into three levels of fair value hierarchy. This Grouping is determined based on the lowest level of significant inputs used in fair value measurement, as follows:

Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable;
Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

Assets and liabilities that are measured at fair value on a recurring basis:

30 June 2026	Carrying amount	Level 1	Level 2	Level 3	Total
Investment properties	672,396,186	-	-	672,396,186	672,396,186
31 December 2025					
Investment properties	677,894,199	-	-	677,894,199	677,894,199

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. These techniques maximize the use of observable market data where it is available and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value of an instrument are observable, the instrument is included in Level 2. If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3. Changes in assumptions about these inputs could affect the reported fair value of items in these financial statements and the level within the fair value hierarchy where the items are disclosed.
For assets not measured at fair value but for which fair value is disclosed, investment properties have been valued using the discounted cash flow (DCF) and income capitalization methods, relying on significant unobservable inputs. Accordingly, they are classified within Level 3 of the fair value hierarchy. The main inputs include:

- **Discount rates:** Reflecting current market assessments of the uncertainty in the amount and timing of cash flows (the rate used by the valuers is 9.6% - 10%).
- **Estimated vacancy rates:** Based on current and expected future market conditions after the expiry of any current lease (the rate used by the valuers is 3% - 4.5%).
- **Future rental cash flows:** Based on the actual location, type, and quality of the properties, and supported by the terms of any existing lease, other contracts, or external evidence such as current market rents for similar properties.
- **Growth rates:** Growth rates are determined based on changes in market rental rates and demand for the property (the rate used by the valuers is 2.1% - 5%).

19- Comparative Figures

Certain comparative figures have been reclassified to conform with the presentation adopted in the current period. Such reclassifications did not have any material impact on the financial statements.

20- LAST DAY OF EVALUATION

The last valuation date in the priod was June 30, 2026.

21- SUBSEQUENT EVENTS

The Fund's management believes that there are no material subsequent events after the date of the interim consolidated financial statements and before the issuance of these condensed interim consolidated financial statements that require adjustment or disclosure.

22- APPROVAL OF FINANCIAL STATEMENTS

These condensed interim consolidated financial statements (unaudited) were approved by the Board of Directors on 25 Safar 1448H (corresponding to 8 August 2026).