

Fund Objective

The main objective of the fund is to provide current income to investors by investing in structurally developed and income-generating real estate assets within the Kingdom of Saudi Arabia of no less than 75% of the total value of the fund's assets according to the latest audited financial statements.

Fund Facts

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Fund Size "SAR"	572,400,000		
Initial Unit Price "SAR"	SAR 10.00		
Listing Date	18-Jan-2018		
Risk Level	High		
Fund Term	99 Years		
Management Fees	1% per annum of net asset value after deducting expenses. The Fund Manager has not been charging management fees since March 2020.		
Custodian Fees	SAR175,000 annually		
Other Fees and Expenses	Up to 1% per annum (of Net Asset Value)		

Material Changes and Updates

SICO Capital announced that it has received approval from the Capital Market Authority ("CMA") dated 29/07/2025 for its voluntary withdrawal as the Fund Manager of "SICO Saudi REIT" ("the Fund"), and for the appointment of Wasatah Capital as the new Fund Manager.

Name	% of Total Assets	Occupancy	
Eskan 4 Tower	25.38%	100%	
Eskan 5 Tower	19.32%	100%	
Eskan 6 Tower	17.55%	100%	
I-Offices	51.01%	100%	

Financial Indicators

Total Assets	401,791,356
Net Asset Value	242,677,518
NAV per unit	4.24
Trading Market Price (Closing Price)	4.16
Fund Expenses (excluding depreciation)	3,621,538
Depreciation Expenses	2,446,535
Expense Ratio excluding depreciation (ER)	0.90%
Total Expense Ratio (TER)	1.51%
Net Rental Income to Market Capitalization	2.08%
Debt to AUM Ratio*	37.31%

- * The debt amount is for a period of 5 years commencing March 2021
- * Financing amount: SAR149,891,640
- * Exposure period: 0.44 Years
- * Maturity date: 08 March 2026

Unit Price

Date	Unit Market Price	NAV per unit
31-12-2024	3.96	4.46
31-03-2025	3.84	4.23
30-06-2025	4.26	4.52
30-09-2025	4.16	4.24

Profits Distribution

Total distributed dividends (SAR)	-
No. of existing units	-
The value of dividends distributed for each unit (SAR)	-
% of distribution ratio of the Net Assets Value	-
Eligibility for cash dividends	-

Fund Expenses for Q3 2025

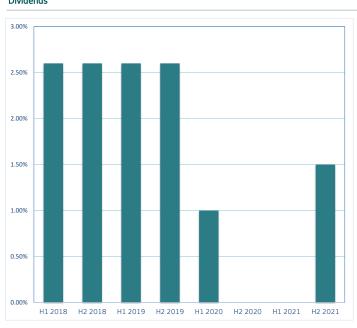
For September 2025	Q3	% from Fund's Total Asset Value	Cap limit
Management Fee	-	0.000%	-
Custodian fees	43,750	0.011%	SR175,000 Annually
Sharia Fees	4,688	0.001%	SR18,750 Annually
Director Board Fees	5,000	0.001%	SR20,000 Annually
Audit Fees	13,062	0.003%	SR52,250 Annually
Listing Fee	18,291	0.005%	0.03% of the Fund market value annually
REITs - Basic Registry Services	100,822	0.025%	-
Admin Fee	20,641	0.005%	0.05% Of the Fund's NAV annually
Other Expenses	563,721	0.14%	-
Finance Cost	2,851,563	0.710%	-
Total	3,621,538	0.901%	-
The figures mentioned above represents the period from 01 July 2025 to 30 September 2025.			

The figures in the report are un-audited.

Contact Information

Phone Number	8001010008 (inside KSA) +966 11 521 3835 (Outside KSA)
Website	www.sicocapital.com
Email	info@sicocapital.com

Dividends



SICO Capital does not guarantee the performance of any investment. The Past performance is not necessarily a guide to future performance. The price 6 value of or income from your investment is variable and may increase or decrease and the investor may get back less than invested. The fund invests in securities as per the Terms 6 Conditions of the Fund and therefore is exposed to various types of risk which the investor should read and be aware of. The fund manager has no obligation to redeem units at the offer value; and that the value of units and the income from your investors. SICO Capital recommends all investors that they should seek advice from their investment advices. Participating in an investment risk red loss. Investors that return its of loss. Investors that carries an inherent risk of loss. Investors that it is not all advices that it is not that it is a standard to redemen and the provided in the past 12 months, other securities business services to the issuers of securities, in which the From time to time.