

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

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)

Financial Indicators

Total Assets	421,096,046
Net Asset Value	258,890,561
NAV per unit	4.52
Trading Market Price (Closing Price)	4.26
Fund Expenses (excluding depreciation)	3,636,034
Depreciation Expenses	2,419,942
Expense Ratio excluding depreciation (ER)	0.86%
Total Expense Ratio (TER)	1.44%
Net Rental Income to Market Capitalization	1.92%
Debt to AUM Ratio*	35.60%

* The debt amount is for a period of 5 years commencing March 2021

* Financing amount: SAR149,891,640

* Exposure period: 0.69 Years

* Maturity date: 08 March 2026

Fund Expenses for Q2 2025

For June 2025	Q2	% from Fund's Total Asset Value	Cap limit
Custodian fees	43,750	0.01%	SR175,000 Annually
Sharia Fees	4,782	0.00%	SR18,750 Annually
Director Board Fees	5,000	0.00%	SR20,000 Annually
Audit Fees	13,063	0.00%	SR52,250 Annually
Listing Fee	17,690	0.00%	0.03% of the Fund market value annually
REITs - Basic Registry Services	99,726	0.02%	-
Admin Fee	31,299	0.01%	0.05% Of the Fund's NAV annually
Other Expenses	650,383	0.15%	0.30% Of the Fund's NAV annually
Finance Cost	2,770,341	0.66%	-
Total	3,636,034	0.86%	-

The figures mentioned above represents the period from 01 January 2025 to 30 June 2025.

The figures in the report are un-audited.

Contact Information

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Material Changes and Updates

An ordinary fund resolution was issued by the unitholders of SICO Saudi REIT approving the voluntary withdrawal of SICO Capital from its role as the Fund Manager, and appointing Wasatah Capital Company as the replacement Fund Manager (after obtaining the majority of the votes). Wasatah Capital Company (represented by its delegate who was present at the meeting) expressed its acceptance of the appointment as the new Fund Manager based on the unitholders' vote, subject to obtaining the approval of the Capital Market Authority and completing all related regulatory procedures.

Name	% of Total Assets	Occupancy
Eskan 4 Tower	25.27%	100%
Eskan 5 Tower	19.28%	100%
Eskan 6 Tower	18.01%	100%
I-Offices	48.67%	100%

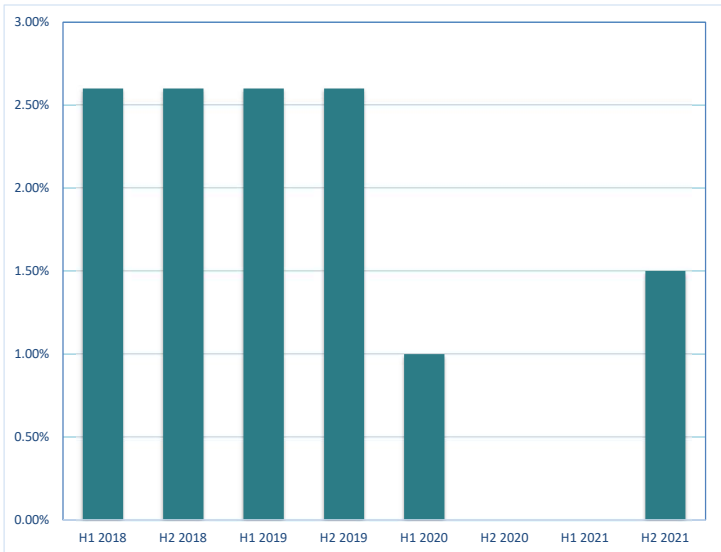
Unit Price

Date	Unit Market Price	NAV per unit
30-09-2024	4.20	4.46
31-12-2024	3.96	4.46
31-03-2025	3.84	4.23
30-06-2025	4.26	4.52

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	-

Dividends



SICO Capital does not guarantee the performance of any investment. The Past performance is not necessarily a guide to future performance. The price & 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 & 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 them can go down as well as up. The investment may not be suitable for all types of investors. SICO Capital recommends to all investors that they should seek advice from their investment adviser. Participating in an investment carries an inherent risk of loss. Investments are subject to investment risks; please refer to the terms and conditions for more details about the related risks. To obtain a copy of the fund Terms and Conditions and financial statements, please visit our website on www.sicocapital.com or call 8001010008 or visit our offices as per the address below. SICO Capital or its affiliates may invest into the fund or its related securities. SICO Capital also carries on other independent securities business such as Corporate Finance, Investment Banking & Brokerage and that it or its affiliates may be providing or may have provided in the past 12 months, other securities business services to the issuers of securities, in which the Fund may invest from time to time.