



SEDCO Capital REIT Fund

Quarterly Statement

Q4 2025



# SEDCO Capital REIT Fund

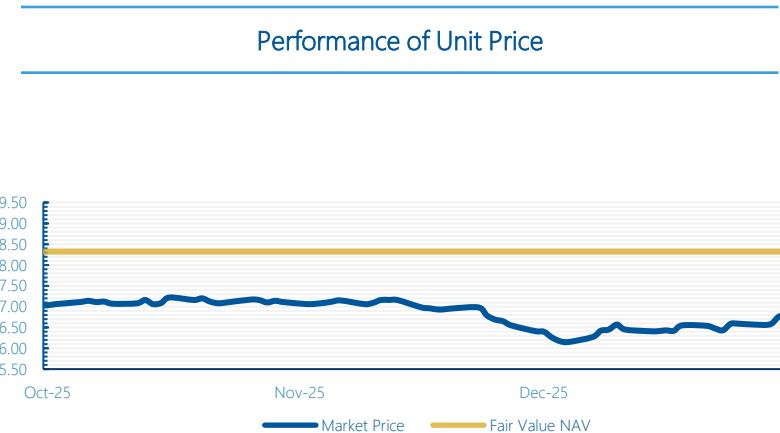
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### Fund Objectives and Dividend Policy

Acquire developed and ready to use properties in order to generate regular rental income and distribute at least 90% of the Fund's net profit to the unitholders throughout the term of the Fund. The Fund Manager is expected to announce dividends, record dates and distribution dates within 40 business days from the end of June and December of each calendar year. Dividends will be deposited within 90 business days of the announcement. Excluding capital gains from the sale of assets which may be reinvested for acquiring assets for the interests of unitholders.

| Fund Factsheet                                     |  |
|--|--|
| Fund Size Upon Listing                             | SAR 600,000,000                        |
| Number of Units Upon Listing                       | 60,000,000 Units                       |
| Fund Size After Increasing the Fund's Assets       | SAR 1,869,444,440                      |
| Number of Units After Increasing the Fund's Assets | 186,944,444 Units                      |
| Currency   | Saudi Riyals (SAR)                     |
| Headquarter  | Jeddah, Kingdom of Saudi Arabia        |
| Operation Date                                     | 1 April 2018                           |
| Listing Date                                       | 1 May 2018                             |
| Fund Term  | 99 years following the date of listing |



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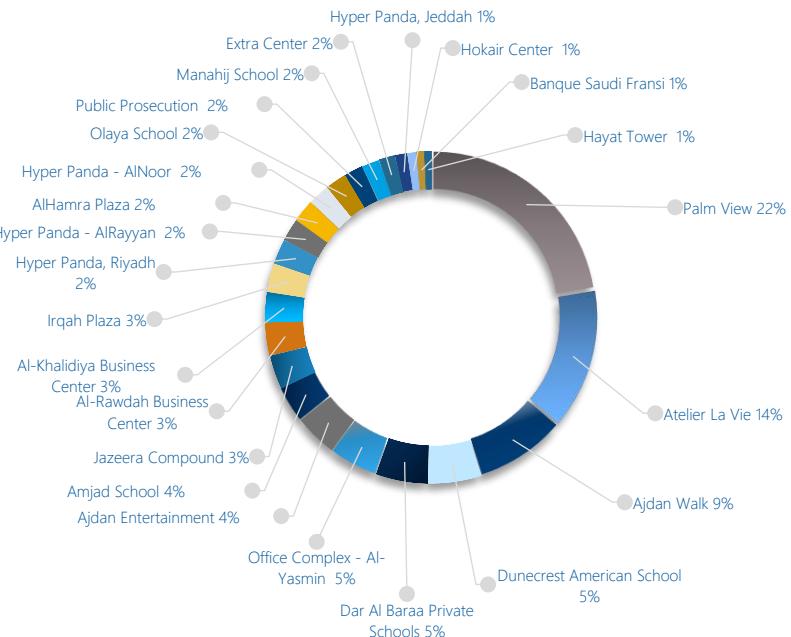
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### Occupancy

| #  | Name                                   | Occupancy |
|----|--|-----------|
| 1  | Al Hayat Hotel Apartments Tower        | 100%      |
| 2  | Hyper Panda – Riyadh                   | 100%      |
| 3  | Al Jazeera Residential Compound        | 99%       |
| 4  | Public Prosecution Building            | 100%      |
| 5  | Al Khalidiya Business Center           | 71%       |
| 6  | Hyper Panda – Jeddah                   | 100%      |
| 7  | Al Rawdah Business Center              | 95%       |
| 8  | Building leased to Banque Saudi Fransi | 100%      |
| 9  | Hyper Panda – Dammam AlRayyan          | 100%      |
| 10 | Al Hokair Center                       | 100%      |
| 11 | Ajdan Walk                             | 100%      |
| 12 | Al Manahij Schools                     | 100%      |
| 13 | Dar Al Baraa Private Schools           | 100%      |
| 14 | Extra Center                           | 100%      |
| 15 | Al Hamra Plaza Center                  | 100%      |
| 16 | Olaya Private Schools                  | 100%      |
| 17 | Hyper Panda – Dammam AlNoor            | 100%      |
| 18 | Amjad Qurtoba Private Schools          | 100%      |
| 19 | Iraqah Plaza Center                    | 98%       |
| 20 | Ajdan Entertainment                    | 100%      |
| 21 | Atelier La Vie                         | 92%       |
| 22 | Dunecrest American School              | 100%      |
| 23 | Palm View                              | 100%      |
| 24 | Office Complex - Al-Yasmin             | 100%      |

### Asset Value as a Percentage of Total Assets



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### Dividends

All the distributions below are from the proceeds of leasing, and the Fund has not previously made any distributions from proceeds of sale.

|                                      | Q3 2025          | Q2 2025      | Q1 2025     | Q4 2024          |
|--------------------------------------|------------------|--------------|-------------|------------------|
| Total Distributed Dividends (SAR)    | 25,704,861       | 24,536,458   | 23,368,056  | 23,368,056       |
| Number of Existing Units             | 186,944,444      | 186,944,444  | 186,944,444 | 186,944,444      |
| Dividends Distributed Per Unit (SAR) | 0.13750          | 0.13125      | 0.12500     | 0.12500          |
| % of Distribution from NAV           | 1.66%            | %1.60        | %1.52       | %1.43            |
| Eligibility Date                     | 13 November 2025 | 24 July 2025 | 01 May 2025 | 31 December 2024 |

### Expenses and Fees

| Description                   | Amount            | % to Total Assets Value | Cap (Limit)  |
|-------------------------------|-------------------|-------------------------|--|
| Operating expenses            | 2,66,904          | 0.07%                   | Not to exceed 7% of the rental income of the property                    |
| Management fees               | 4,066,833         | 0.11%                   | 1% of the Fund's net assets according to the latest financial statements |
| Finance fees                  | 30,711,322        | 0.85%                   | NA   |
| Professional fees             | 235,500           | 0.01%                   | NA   |
| Other costs                   | 977,567           | 0.03%                   | 1% of the Fund's net assets according to the latest financial statements |
| Depreciation and amortization | 13,813,564        | 0.38%                   | NA   |
| <b>Total expenses</b>         | <b>52,471,690</b> | <b>1.44%</b>            | -  |



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### Financial Indicators

|   |   |
|---|---|
| Unit Price at the End of Quarter  | 6.70                                      |
| Rental Income per Unit  | 0.35                                      |
| Rental Income on the Unit Price   | 9,639,409                                 |
| Expense Ratio and Percentage of Total Fees and Charges  | 3.73%                                     |
| Percentage of the Fund's Costs to the Fund's Total Assets Value                                 | 1.44%                                     |
| Percentage of borrowing to the fund's total assets value, period for fulfillment and due date** | 50%   Period: NA   Due date: October 2028 |
| NAV (Book Value)  | 1,408,211,439                             |
| NAV/Unit (Book Value)   | 7.5328                                    |
| NAV (Fair Value for Real Estate Investments)*   | 1,555,696,941                             |
| NAV/Unit (Fair Value)   | 8.3217                                    |
| Fund's Total Assets Value   | 3,631,927,979                             |

\*NAV (Fair Value) is based on the latest valuations as of 30 June 2025.

\*\* Loans are used to finance real estate acquisitions

### Changes that Affect the Fund's Function

- It was announced that the sale agreement period for the Atelier Lavi property in Jeddah has been extended by an additional 30 business days, in order to complete the procedures for settling the remaining purchase price and finalizing the ownership transfer.
- It was also announced that a sale agreement has been signed for the Al-Jazirah Residential Compound property in Riyadh with a value of SAR 100,750,000 (excluding real estate transaction tax and any other fees related to the sale), dated 29 December 2025. It is worth noting that the Fund had acquired the property in May 2018 for SAR 67,465,000, and accordingly, an increase in the sale value of approximately 49% compared to the acquisition price is expected.
- Subsequent to the reporting date, it was announced that cash distributions for the fourth quarter of 2025 will be made to the Fund's unitholders, with total distributions amounting to SAR 26,873,264, equivalent to SAR 0.14375 per unit. Eligibility for the cash distributions will be for unitholders registered at the end of trading on Thursday, 15 January 2026.

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