

SED CO Capital REIT Fund

Quarterly Statement

Q1 2026



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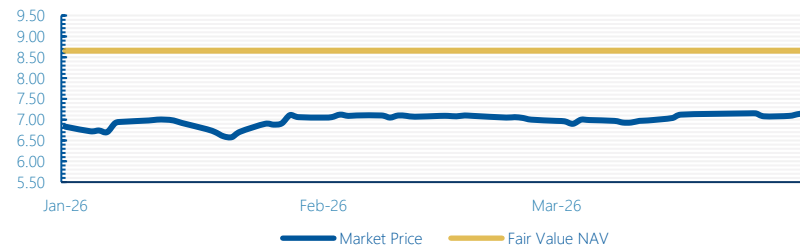
Fund Objectives and Dividend Policy

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

Performance of Unit Price





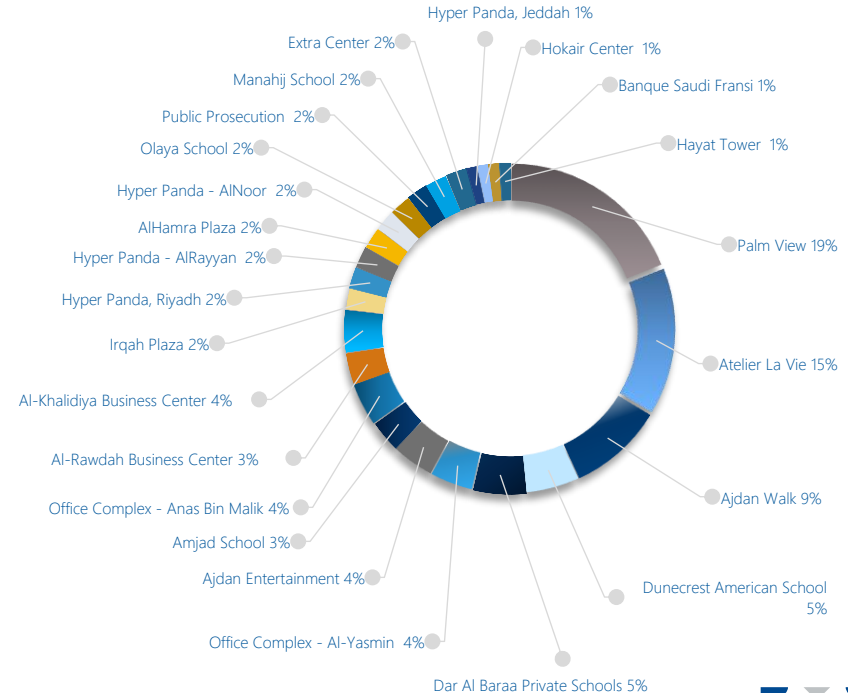
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Occupancy

#	Name	Occupancy
1	Al Hayat Hotel Apartments Tower	100%
2	Hyper Panda – Riyadh	100%
3	Public Prosecution Building	100%
4	Al Khalidiya Business Center	64%
5	Hyper Panda – Jeddah	100%
6	Al Rawdah Business Center	99%
7	Building leased to Banque Saudi Fransi	100%
8	Hyper Panda – Dammam AlRayyan	100%
9	Al Hokair Center	100%
10	Ajdan Walk	100%
11	Al Manahij Schools	100%
12	Dar Al Baraa Private Schools	100%
13	Extra Center	100%
14	Al Hamra Plaza Center	99%
15	Olaya Private Schools	100%
16	Hyper Panda – Dammam AlNoor	100%
17	Amjad Qurtoba Private Schools	100%
18	Irqah Plaza Center	99%
19	Ajdan Entertainment	100%
20	Atelier La Vie	82%
21	Dunecrest American School	100%
22	Palm View	100%
23	Office Complex - Al-Yasmin	100%
24	Office Complex – Anas Bin Malik	100%

Asset Value as a Percentage of Total Assets



* Recently acquired properties, details of which are provided in Appendix (1)



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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.

	Q1 2026	Q4 2025	Q3 2025	Q2 2025
Total Distributed Dividends (SAR)	26,873,264	25,704,861	24,536,458	23,368,056
Number of Existing Units	186,944,444	186,944,444	186,944,444	186,944,444
Dividends Distributed Per Unit (SAR)	0.14375	0.13750	0.13125	0.12500
% of Distribution from NAV	1.74%	1.66%	1.60%	1.52%
Eligibility Date	15 January 2026	13 November 2025	24 July 2025	01 May 2025

Expenses and Fees

Description	Amount	% to Total Assets Value	Cap (Limit)
Operating expenses	2,015,438	0.06%	Not to exceed 7% of the rental income of the property
Management fees	4,247,654	0.12%	1% of the Fund's net assets according to the latest financial statements
Finance fees	25,721,621	0.71%	NA
Professional fees	392,092	0.01%	NA
Other costs	2,045,155	0.06%	1% of the Fund's net assets according to the latest financial statements
Depreciation and amortization	14,159,723	0.39%	NA
Total expenses	48,581,683	1.35%	-





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Financial Indicators

Unit Price at the End of Quarter	7.16
Rental Income per Unit	0.34
Rental Income on the Unit Price	8,861,652
Expense Ratio and Percentage of Total Fees and Charges	3.27%
Percentage of the Fund's Costs to the Fund's Total Assets Value	1.39%
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)	1,485,585,076
NAV/Unit (Book Value)	7.9467
NAV (Fair Value for Real Estate Investments)*	1,618,282,748
NAV/Unit (Fair Value)	8.6565
Fund's Total Assets Value	3,624,618,935

*NAV (Fair Value) is based on the latest valuations as of 31 December 2025.

** Loans are used to finance real estate acquisitions

Changes that Affect the Fund's Function:

- It was announced that the Fund's Board of Directors has approved the signing of an agreement to acquire an office complex located on Anas Bin Malik Road in Al Yasmin District, Riyadh, on January 19, 2026, with an acquisition value of SAR 125,775,000 (excluding any fees related to the acquisition process). It is noted that the transaction was financed through facilities granted to the Fund and proceeds from the sale of one of the Fund's properties.
- The annual report, including the audited annual financial statements and the semi-annual valuation reports of the assets of SEDco Capital REIT Fund for the period ending December 31, 2025, has been made available on Tadawul's website and the Fund Manager's website.

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Annex 1

Details of Real Estate Assets Acquired During the Period



(A) Real Estate Assets acquired During the Period:

1. Detailed Statement of Real Estate Assets

- Office complex located in Riyadh, on Anas Bin Malik Road in Al Yasmin District.
- Net leasable area: approximately 5,267 square meters.
- Lease term: 3 calendar years.
- Annual rental value: SAR 11,180,000.
- Annual gross return on the property: 8.89%.
- Acquisition value: SAR 125,775,000 million (excluding any acquisition-related fees).
- The transaction was financed through bank facilities obtained by the fund.

2. Property Information

Property Name	Office Complex –Anas Bin Malik
Property Owner Information	Saudi Economic and Development Company for Real Estate Funds
Type of Property	Office Complex
Property Address	Riyadh, on Anas Bin Malik Road in Al Yasmin District.
Site plan Sketch	https://maps.app.goo.gl/MZJNcbxNjrCmRCfVA
Land Area	3,501.5 square meters.
Construction Area	12,461.5 square meters.
Number of Floors	2 floors and an annex, with two levels of basement parking.
Types of Units and Their Numbers	18 offices and 4 retail space.
Property Occupancy Rate	100%
Building Completion Date (as per Completion Certificate)	23 July 2025
Cost of Property Acquisition	SAR 125,775,000
Overview of Current Lease Contracts	3 years
Revenue for the Past 3 Years (if applicable)	NA
Additional Information	NA

3. Source of Financing / Method of Real Estate Acquisition

The transactions were financed through facilities granted to the Fund.

4. Previous and Targeted Rental Returns of the Property and their Percentage of Total Rental Income

The targeted rental returns for the property are SAR 11,180,000 per rental year, representing 4.5% of the fund's total rental income.

5. Target Total and Net Return Before and After Increasing Fund Borrowings (Where Applicable)

NA

6. Property Valuation

Property Name	Office Complex –Anas Bin Malik Road
Names of the Certified Valuation Firms	ValuStrat – Esnad
Valuation Report Date	31 Dec 2025
Valuation Amount	SAR 136,568,500
Acquisition Price	SAR 125,775,000

(B) Additional Risks Associated with the Fund's Increase in Borrowings

N/A

(C) Insurance – Details & Coverage

All-Risk Building Insurance - Coverage Rate: 100%

(D) Any Other Information

N/A

(E) The Company Responsible for Managing the Funds

N/A

