

AL RAJHI REAL ESTATE MONTHLY DISTRIBUTION FUND

An open-ended mutual fund

(MANAGED BY AL RAJHI CAPITAL COMPANY)

INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED)

FOR THE SIX MONTHS PERIOD ENDED 30 JUNE 2025

**TOGETHER WITH THE INDEPENDENT AUDITOR'S REVIEW REPORT TO
THE UNITHOLDERS**

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INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED)
FOR THE SIX MONTHS PERIOD ENDED 30 JUNE 2025

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Independent auditor's review report on the interim condensed financial information

To the Unitholders and the Fund Manager of
Al Rajhi Real Estate Monthly Distribution Fund
(An open-ended mutual Fund)

Introduction

We have reviewed the accompanying interim condensed statement of financial position of **Al Rajhi Real Estate Monthly Distribution Fund** (the "Fund") managed by Al Rajhi Capital Company (the "Fund Manager") as of June 30, 2025, and the related statement of comprehensive income, changes in net assets attributable to the unitholders and cashflows for the six-month period ended June 30, 2025, and explanatory notes. The Fund Manager is responsible for the preparation and presentation of this interim financial information in accordance with International Accounting Standard 34, "Interim Financial Reporting" ("IAS 34") as endorsed in the Kingdom of Saudi Arabia. Our responsibility is to express a conclusion on this interim financial information 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 interim financial information 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 financial information is not prepared, in all material respects, in accordance with IAS 34 as endorsed in the Kingdom of Saudi Arabia.

Other Matter

The financial statements for the year ended 31 December 2024 and the interim financial information for the six-month period ended 30 June 2024 were audited and reviewed respectively by other auditors who expressed an unmodified opinion on those statements and an unmodified review conclusion on that information on 26 March 2025 (corresponding to 26 Ramadan 1446H) and 8 August 2024 (corresponding to 4 Safar 1446H), respectively.

Deloitte and Touche & Co.

Chartered Accountants



Mazen A. Al-Omari

Certified Public Accountant

License no. 480

7 August 2025

13 Safar 1447H



AL RAJHI REAL ESTATE MONTHLY DISTRIBUTION FUND
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(MANAGED BY AL RAJHI CAPITAL COMPANY)

INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

ALL AMOUNTS PRESENTED IN (ﷲ)

		As at 30 June 2025 (Unaudited)	As at 31 December 2024 (Audited)
	Notes		
<u>ASSETS</u>			
Cash and cash equivalents	4	23,034,683	24,351,693
Investments at fair value through profit or loss ("FVTPL")	5	490,998,400	429,490,704
Dividends receivable		747,282	99,588
Accrued special commissions income		256,760	67,444
Advance against allotment of securities		-	5,447,940
Total assets		515,037,125	459,457,369
<u>LIABILITIES</u>			
Management fees payable	6	1,867,290	534,345
Payable to unitholders on account of redemptions		663,067	538,946
Accrued expenses	8	373,192	136,914
Total liabilities		2,903,549	1,210,205
Net assets attributable to the unitholders		512,133,576	458,247,164
Units in issue (numbers)		49,352,103	42,981,132
Net assets attributable to each unit		10.38	10.66

The accompanying notes 1 to 15 form an integral part of this interim condensed financial information.

AL RAJHI REAL ESTATE MONTHLY DISTRIBUTION FUND
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INTERIM CONDENSED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

ALL AMOUNTS PRESENTED IN (ﷲ)

		For the six months ended 30 June 2025 (Unaudited)	For the period from 9 December 2023 to 30 June 2024 (Audited)
	Notes		
INCOME			
Net unrealized loss on investments at FVTPL		(25,539,049)	(294,659)
Net realized gain on investments at FVTPL		11,262,211	4,251,078
Dividends income		8,681,862	4,940,793
Special commissions income		1,281,075	2,626,967
Total (loss) income		(4,313,901)	11,524,179
EXPENSES			
Management fees	6	3,625,617	2,628,860
Other expenses	9	366,814	113,001
Total expenses		3,992,431	2,741,861
Net (loss) income for the period		(8,306,332)	8,782,318
Other comprehensive income for the period		-	--
Total comprehensive (loss) income for the period		(8,306,332)	8,782,318

The accompanying notes 1 to 15 form an integral part of this interim condensed financial information.

AL RAJHI REAL ESTATE MONTHLY DISTRIBUTION FUND
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INTERIM CONDENSED STATEMENT OF CHANGES IN NET ASSETS (UNAUDITED)

ALL AMOUNTS PRESENTED IN (ﷲ)

	Notes	For the six months ended 30 June 2025	For the period from 9 December 2023 to 30 June 2024
Net assets attributable to the unitholders at beginning of the period		458,247,164	--
Net (loss) income for the period		(8,306,332)	8,782,318
Other comprehensive income for the period		-	-
Total comprehensive (loss) income for the period		(8,306,332)	8,782,318
Subscriptions and redemptions by the unitholders			
Proceeds from issuance of units during the period		224,131,696	511,731,239
Payments on redemption of units during the period		(148,963,637)	(113,703,500)
Net change from unit transactions		75,168,059	398,027,739
Distribution to the unitholders	12	(12,975,315)	(9,060,977)
Net assets attributable to the unitholders at end of the period		512,133,576	397,749,080

		For the six months period ended 30 June 2025	For the period from 09 December 2023 to 30 June 2024
Units at the beginning of the period		42,981,132	--
Issuance of units during the period		20,011,126	49,539,802
Redemption of units during the period		(13,640,155)	(10,890,138)
Net increase in units		6,370,971	38,649,664
Units at end of the period		49,352,103	38,649,664

The accompanying notes 1 to 15 form an integral part of this interim condensed financial information.

AL RAJHI REAL ESTATE MONTHLY DISTRIBUTION FUND
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INTERIM CONDENSED STATEMENT OF CASH FLOWS (UNAUDITED)
ALL AMOUNTS PRESENTED IN (ﷲ)

		For the six months period ended 30 June 2025 (Unaudited)	For the period from 09 December 2023 to 30 June 2024 (Audited)
	Notes		
Operating activities			
Net (loss) income for the period		(8,306,332)	8,782,318
Adjustments for:			
Net unrealized loss on investments at FVTPL		25,539,049	294,659
Net realized gain on investments at FVTPL		(11,262,211)	(4,251,078)
Dividends income		(8,681,862)	(4,940,793)
Net changes in operating assets and liabilities			
Purchase of investments at FVTPL		(2,527,190,933)	(432,058,842)
Proceeds from sale of investments at FVTPL		2,451,406,399	80,384,474
Decrease in advance against allotment of securities		5,447,940	-
Increase in accrued special commission income		(189,316)	-
Increase in payable to unitholders on account of redemptions		124,121	1,306,008
Increase in management fee payable		1,332,945	982,421
Increase in accrued expenses		236,278	79,939
		(71,543,922)	(349,420,894)
Dividends received		8,034,168	4,773,619
Net cash used in operating activities		(63,509,754)	(344,647,275)
Financing activities			
Proceeds from issuance of units		224,131,696	511,731,239
Payments on redemption of units		(148,963,637)	(113,703,500)
Distribution to the unitholders	12	(12,975,315)	(9,060,977)
Net cash flows from financing activities		62,192,744	388,966,762
Net (decrease) increase in cash and cash equivalents		(1,317,010)	44,319,487
Cash and cash equivalents at the beginning of the period	4	24,351,693	--
Cash and cash equivalents at the end of the period	4	23,034,683	44,319,487

The accompanying notes 1 to 15 form an integral part of this interim condensed financial information.

AL RAJHI REAL ESTATE MONTHLY DISTRIBUTION FUND

An open-ended mutual fund

(MANAGED BY AL RAJHI CAPITAL COMPANY)

NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED)

ALL AMOUNTS PRESENTED IN (ﷲ)

30 JUNE 2025

1. INCORPORATION AND ACTIVITIES

- a) Al Rajhi Real Estate Monthly Distribution Fund, (the "Fund") is an open-ended investment fund created by an agreement between Al Rajhi Capital Company (the "Fund Manager"), a wholly owned subsidiary of Al Rajhi Banking and Investment Corporation (the "Bank") and investors (the "Unitholders") in the Fund, in accordance with the Capital Market Authority ("CMA") regulation.

The address of the Fund Manager is as follows:

Al Rajhi Capital, Head Office
8467 King Fahad Road, Al Muruj District
P.O. Box 2743
Riyadh 11263
Kingdom of Saudi Arabia

The Fund is an open-ended public investment fund which aims distribute income on a monthly basis by investing mainly in real estate traded funds and shares of real estate management and development sector companies, in addition to debt instruments, money market instruments, and other investment funds that are compatible with the controls of the Sharia Committee. These funds include Real estate traded funds, real estate funds, exchange-traded funds.

The Fund has appointed Al Bilad Investment Company (the "Custodian") to act as its custodian.

The Fund Manager is responsible for the overall management of the Fund's activities. The Fund Manager can also enter into arrangements with other institutions for the provision of investment, custody or other administrative services on behalf of the Fund.

- b) The Fund is governed by the Investment Fund Regulations (the "Regulations") issued by the CMA detailing the requirements for all Investment Funds within the Kingdom of Saudi Arabia.

2. BASIS OF PREPARATION

2.1 STATEMENT OF COMPLIANCE

This interim condensed financial information is prepared 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") and should be read in conjunction with the Fund's last annual financial statements for the year ended 31 December 2024. The results for the six-month period end 30 June 2025 are not necessarily indicative of the results that may be expected for the financial year ended 31 December 2025.

2.2 BASIS OF MEASUREMENT

This interim condensed financial information has been prepared on a historical cost basis, using the accrual basis of accounting except for investments carried at FVTPL that were measured at fair value. The Fund presents its interim condensed statement of financial position in the order of liquidity. All balances are classified as current. The Fund can recover or settle all its assets and liabilities within 12 months from the reporting date.

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NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED) (CONTINUED)

ALL AMOUNTS PRESENTED IN (ﷲ)

30 JUNE 2025

2. BASIS OF PREPARATION (CONTINUED)

2.3 FUNCTIONAL AND PRESENTATION CURRENCY

This interim condensed financial information is presented in Saudi Arabian Riyal ("ﷲ"), which is also the functional currency of the Fund. All financial information presented has been rounded to the nearest ﷲ.

2.4 USE OF JUDGEMENTS AND ESTIMATES

The preparation of the interim condensed financial information requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

There are no significant estimates or judgements involved in the preparation of financial information, that might have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next accounting period. The Fund based its assumptions and estimates on parameters available when the interim condensed financial information was prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Fund. Such changes are reflected in the assumptions when they occur.

2.5 GOING CONCERN

The Fund Manager has assessed the Fund's ability to continue as a going concern and is satisfied that the Fund has the resources to continue in business 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.

3. MATERIAL ACCOUNTING POLICIES

The accounting policies used in the preparation of these financial statements are consistent with those used in the preparation of the financial statements for the year ended 31 December 2024 except for the adoption of the following amendments to IFRS explained below which became applicable for annual reporting periods commencing on or after January 1, 2025. The Fund Manager has assessed that the below amendments have no significant impact on the financial statements.

The Fund has adopted the following amendments, interpretations and revisions to existing standards, which were issued by the IASB and are applicable from January 1, 2025:

New and revised IFRS Accounting Standard

Summary

Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates relating to Lack of Exchangeability

The amendments contain guidance to specify when a currency is exchangeable and how to determine the exchange rate when it is not.

Other than the above, there are no other significant IFRS Accounting Standards and amendments that were effective for the first time for the financial year beginning on or after 1 January 2025.

The listing of standards and interpretations issued which the Fund reasonably expects to be applicable at a future date are as follows. The Fund is currently assessing the impact of these standards and interpretations and intends to adopt these when they become effect.

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NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED) (CONTINUED)

ALL AMOUNTS PRESENTED IN (﷼)

30 JUNE 2025

3. MATERIAL ACCOUNTING POLICIES (CONTINUED)

Standards issued but not yet effective up to the date of issuance of the Fund's financial statements are listed below. The listing is of standards and interpretations issued, which the Fund reasonably expects to be applicable at a future date. The Fund intends to adopt these standards when they become effective.

<u>New and revised IFRS Accounting Standards</u>	<u>Effective for annual periods beginning on or after</u>
<p>Amendments to IFRS 9 <i>Financial Instruments</i> and IFRS 7 <i>Financial Instruments: Disclosures</i> regarding the classification and measurement of financial instruments</p> <p>The amendments address matters identified during the post-implementation review of the classification and measurement requirements of IFRS 9.</p>	1 January 2026
<p>Amendments to IFRS 9 <i>Financial Instruments</i> and IFRS 7 <i>Financial Instruments: Disclosures</i> regarding purchase power arrangements</p> <p>The amendments aim at enabling entities to include information in their financial statements that in the IASB's view more faithfully represents contracts referencing nature-dependent electricity.</p>	1 January 2026
<p>Annual improvements to IFRS Accounting Standards - Volume 11</p> <p>The pronouncement comprises the following amendments:</p> <ul style="list-style-type: none"> • IFRS 1: Hedge accounting by a first-time adopter • IFRS 7: Gain or loss on derecognition • IFRS 7: Disclosure of deferred difference between fair value and transaction price • IFRS 7: Introduction and credit risk disclosures • IFRS 9: Lessee derecognition of lease liabilities • IFRS 9: Transaction price • IFRS 10: Determination of a "de facto agent" • IAS 7: Cost method 	1 January 2026
<p>IFRS 18 <i>Presentation and Disclosures in Financial Statements</i></p> <p>IFRS 18 includes requirements for all entities applying IFRS for the presentation and disclosure of information in financial statements to help ensure they provide relevant information that faithfully represents an entity's assets, liabilities, equity, income and expenses.</p>	1 January 2027
<p>IFRS 19 <i>Subsidiaries without Public Accountability: Disclosures</i></p> <p>IFRS 19 specifies the disclosure requirements an eligible subsidiary is permitted to apply instead of the disclosure requirements in other IFRS Accounting Standards.</p>	1 January 2027
<p>Amendments to IFRS 10 <i>Consolidated Financial Statements</i> and IAS 28 <i>Investments in Associates and Joint Ventures (2011)</i></p> <p>The amendments relate to the treatment of the sale or contribution of assets from an investor to its associate or joint venture</p>	Effective date deferred indefinitely. Adoption is still permitted.

AL RAJHI REAL ESTATE MONTHLY DISTRIBUTION FUND**An open-ended mutual fund****(MANAGED BY AL RAJHI CAPITAL COMPANY)****NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED) (CONTINUED)****ALL AMOUNTS PRESENTED IN (AED)****30 JUNE 2025****4. CASH AND CASH EQUIVALENTS**

Cash and cash equivalents comprise of bank balances with Al Rajhi Banking and Investment Corporation (the "Bank"), the parent entity of the Fund Manager. In addition, these balances also comprise of cash placed with Al Bilad Investment Company (the "Custodian") for buying and selling of investment securities.

	Notes	30 June 2025 (Unaudited)	31 December 2024 (Audited)
<u>Cash with bank – current account</u>		1,954,386	3,034,019
Saudi Riyal (SAR)		1,954,386	3,034,019
<u>Cash with custodian</u>			
Saudi Riyal (SAR)		4,860,169	14,669,308
Arab Emirati Dirham (AED)		307,673	4,163,767
Omani Riyal (OMR)		912,455	2,484,599
		6,080,297	21,317,674
Murabaha placement with bank	4.1	15,000,000	-
Total		23,034,683	24,351,693

This represents overnight Murabaha placements, and this it carries a profit rate of 4.50%..

5. INVESTMENTS AT FVTPL

Investments at FVTPL comprise the following investments as at the reporting date:

	30 June 2025 (Unaudited)			
	Cost	Fair value	% of Fair value	Unrealised gain / (loss)
<u>Investments:</u>				
Equity securities (Note 5.1)	362,454,538	365,368,400	74.41%	2,913,862
Units of mutual funds (Note 5.2)	103,601,785	93,070,225	18.96%	(10,531,560)
Sukuk (Note 5.3)	32,500,000	32,559,775	6.63%	59,775
Total	498,556,323	490,998,400	100.00%	(7,557,923)
	31 December 2024 (Audited)			
	Cost	Fair value	% of Fair value	Unrealised gain / (loss)
<u>Investments:</u>				
Equity securities (Note 5.1)	311,676,948	337,043,882	78.48%	25,366,934
Units of mutual funds (Note 5.2)	79,812,832	72,446,822	16.87%	(7,366,010)
Sukuk (Note 5.3)	20,000,000	20,000,000	4.66%	--
Total	411,489,780	429,490,704	100.00%	18,000,924

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NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED) (CONTINUED)

ALL AMOUNTS PRESENTED IN (ﷲ)

30 JUNE 2025

5. INVESTMENTS AT FVTPL (CONTINUED)

5.1 The composition of the Fund's equity securities investments portfolio by industry sector is as follows:

30 June 2025 (Unaudited)				
	Cost	Fair value	% of Fair value	Unrealised gain / (loss)
<u>Investments (by sectors)</u>				
Real Estate	261,701,937	271,603,561	74.34%	9,901,624
Telecommunication Services	38,397,349	36,417,385	9.97%	(1,979,964)
Materials	23,907,886	22,346,818	6.12%	(1,561,068)
Industrials	18,290,554	10,588,540	2.90%	(7,702,014)
Energy	10,507,211	10,276,913	2.81%	(230,298)
Information Technology	3,165,030	7,489,280	2.05%	4,324,250
Financial	6,484,571	6,645,903	1.81%	161,332
Total	362,454,538	365,368,400	100.00%	2,913,862

31 December 2024 (Audited)				
	Cost	Fair value	% of Fair value	Unrealised gain / (loss)
<u>Investments (by sectors)</u>				
Real Estate	258,951,532	283,557,813	84.13%	24,606,281
Energy	20,285,103	20,121,015	5.97%	(164,088)
Industrial	18,290,554	14,242,093	4.23%	(4,048,461)
Information Technology	3,165,030	8,191,400	2.43%	5,026,370
Telecommunication Service	6,376,796	6,372,120	1.89%	(4,676)
Material	3,350,242	3,211,138	0.95%	(139,104)
Financial	1,257,690	1,348,302	0.40%	90,613
Total	311,676,947	337,043,881	100.00%	25,366,934

The above equity investments are listed on the stock exchange of Kingdom of Saudi Arabia. The Fund Manager seeks to limit risk of the Fund by monitoring exposures in each investment sector and individual securities.

AL RAJHI REAL ESTATE MONTHLY DISTRIBUTION FUND**An open-ended mutual fund****(MANAGED BY AL RAJHI CAPITAL COMPANY)****NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED) (CONTINUED)****ALL AMOUNTS PRESENTED IN (ﷲ)****30 JUNE 2025****5. INVESTMENTS AT FVTPL (CONTINUED)**

5.2 The composition of the Fund's investment portfolio in the units of mutual funds is as follows:

30 June 2025 (Unaudited)				
	Cost	Fair value	% of Fair value	Unrealised gain / (loss)
<u>Name of Funds</u>				
Al Rajhi Awaheed Fund*	20,000,000	20,018,362	21.51%	18,362
Jadwa REIT Saudi Fund	25,749,149	19,770,831	21.24%	(5,978,318)
Al Rajhi Sukuk Sustainable Distribution Fund*	15,000,000	15,180,773	16.31%	180,773
Taleem REIT Fund	12,884,584	11,184,880	12.02%	(1,699,704)
SEDCO Capital REIT Fund	11,781,387	9,361,751	10.06%	(2,419,636)
AL Maather REIT Fund	6,860,341	6,612,259	7.10%	(248,082)
Bonyan REIT Fund	6,326,324	5,941,369	6.38%	(384,955)
Al Rajhi Indirect Financing Fund 2*	5,000,000	5,000,000	5.38%	-
Total	103,601,785	93,070,225	100.00%	(10,531,560)

31 December 2024 (Audited)				
	Cost	Fair value	% of Fair Value	Unrealised gain / (loss)
<u>Name of Funds</u>				
Jadwa REIT Saudi Fund	25,749,149	19,731,681	27.24%	(6,017,468)
Al Rajhi Sukuk Sustainable Distribution Fund*	15,000,000	14,992,282	20.69%	(7,718)
Taleem REIT Fund	12,884,584	11,955,446	16.50%	(929,138)
SEDCO Capital REIT Fund	11,781,387	11,220,727	15.49%	(560,660)
AL Maather REIT Fund	6,860,341	6,957,182	9.60%	96,841
Bonyan REIT Fund	6,326,324	6,410,939	8.85%	84,615
Albilad Saudi Sovereign Sukuk ETF	1,211,047	1,178,565	1.63%	(32,482)
Total	79,812,832	72,446,822	100.00%	(7,366,010)

* A fund managed by the Fund Manager.

Investments in mutual funds are unrated. The Fund also does not have an internal grading mechanism. However, the Fund Manager seeks to limit its risk by monitoring each investment exposure and setting limits for individual investment.

5.3 The composition of investment in Sukuk is as follows:

<u>Description</u>	<u>Maturity date</u>	<u>Fair value as at 30 June 2025</u>	<u>Fair value as at 31 December 2024</u>
Saudi Awwal Bank Sukuk	12-Dec-29	20,000,000	20,000,000
Bank Al Jazira Tier 1 Sukuk	15-Jan-30	5,000,000	-
Al Inma Bank Sukuk	28-May-30	7,559,775	-
Total		32,559,775	20,000,000

These carry profit rate ranging from 6.07% to 6.50% per annum.

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NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED) (CONTINUED)

ALL AMOUNTS PRESENTED IN (ﷲ)

30 JUNE 2025

6. MANAGEMENT FEES

The Fund pays management fee calculated at an annual rate of 1.25% per annum of the Fund's net assets value at each valuation date along with VAT charges at 15% of the transaction. The fee is intended to compensate the Fund Manager for administration of the Fund.

7. RELATED PARTY TRANSACTIONS AND BALANCES

The related parties of the Fund include the Bank, the Fund Manager, the Fund Board, other funds managed by the Fund Manager and employees of the same. In the ordinary course of its activities, the Fund transacts business with the related parties.

In addition to transactions disclosed elsewhere in this interim condensed financial information, the Fund entered into the following transactions with related parties during the period. These transactions were carried out on the basis of approved terms and conditions of the Fund.

Related party	Nature of transaction / balance	Six-months period ended 30 June 2025	For the period from 09 December 2023 to 30 June 2024
Al Rajhi Capital Company – The fund manager	Management fees	<u>3,625,617</u>	<u>2,628,860</u>
The fund board	Fund board fee to the members of the board	<u>13,148</u>	<u>-</u>

Balances arising from above transactions with related parties are as follows:

Related party	Nature of transaction / balance	Balance as at 30 June 2025	Balance as at 31 December 2024
Al Rajhi Capital Company – Fund manager	Management fees payable	<u>1,867,290</u>	<u>534,345</u>
The fund board	Fund board fee payable	<u>11,244</u>	<u>14,564</u>

The units in issue at 30 June 2025 include 933,477 units held by other funds managed by the fund manager. (31 December 2024: 1,620,450 units).

8. ACCRUED EXPENSES

	30 June 2025	31 December 2024 (Unaudited)
Purification fee	266,350	59,512
Benchmark fee	36,387	21,274
Professional fee	18,685	20,700
Fund Board fee	11,244	14,564
Zakat advisory fee	7,984	16,100
Others	32,542	4,764
	<u>373,192</u>	<u>136,914</u>

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NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED) (CONTINUED)

ALL AMOUNTS PRESENTED IN (ﷲ)

30 JUNE 2025

9. OTHER EXPENSES

	For the six months period ended 30 June 2025	For the period from 09 December 2023 to 30 June 2024
Custody fee	48,016	24,140
Professional fee	15,810	17,108
Benchmark fee	15,112	16,992
Others	287,876	54,761
	366,814	113,001

10. FAIR VALUE MEASUREMENT

The fair value for financial instruments traded in active markets is based on quoted market prices at the close of trading on the financial reporting date. Instruments for which no sales were reported on the valuation day are valued at the most recent bid price.

An active market is a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis. The carrying value less impairment provision of financial instruments carried at amortized cost are assumed to approximate their fair values.

The fair value hierarchy has the following levels:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The Fund values securities that are traded / reported on stock exchange at their last reported prices. To the extent that securities are actively traded and valuation adjustments are not applied, they are categorized in Level 1 of the fair value hierarchy. For reported NAV of non - traded open ended mutual funds they are categorized in Level 2 of the fair value hierarchy.

Fair value hierarchy – Financial instruments measured at fair value

The table below analyses financial instruments measured at fair value at the reporting date by the level in the fair value hierarchy into which the fair value measurement is categorized. The amounts are based on the values recognised in the interim condensed statement of financial position. All below fair value measurements are recurring.

AL RAJHI REAL ESTATE MONTHLY DISTRIBUTION FUND
An open-ended mutual fund

(MANAGED BY AL RAJHI CAPITAL COMPANY)

NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED) (CONTINUED)

ALL AMOUNTS PRESENTED IN (ﷲ)

30 JUNE 2025

10. FAIR VALUE MEASUREMENT (CONTINUED)

30 June 2025					
	Carrying Value	Level 1	Level 2	Level 3	Total
Investments at FVTPL	<u>498,438,625</u>	<u>397,928,175</u>	<u>93,070,225</u>	-	<u>498,438,625</u>
Total	<u>498,438,625</u>	<u>397,928,175</u>	<u>93,070,225</u>	-	<u>498,438,625</u>

31 December 2024					
	Carrying Value	Level 1	Level 2	Level 3	Total
Investments at FVTPL	<u>429,490,704</u>	<u>394,498,422</u>	<u>34,992,282</u>	-	<u>429,490,704</u>
Total	<u>429,490,704</u>	<u>394,498,422</u>	<u>34,992,282</u>	-	<u>429,490,704</u>

During the period, there were no transfer between the fair value hierarchy.

Other financial instruments such as cash and cash equivalents, dividend receivable, payable to Unitholders on account of redemptions, management fee payable and accrued expenses are short-term financial assets and financial liabilities whose carrying amounts are approximate to their fair value, because of the short term nature and high credit quality of counterparties. Cash and cash equivalents are classified under level 1, while the remaining financial assets and liabilities are classified under level 3.

11. MATURITY ANALYSIS OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES

The table below shows an analysis of assets and liability according to when they are expected to be recovered or settled respectively:

	Within 12 months	After 12 months	Total
As at 30 June 2025			
Assets			
Cash and cash equivalents	23,034,683	-	23,034,683
Investments at FVTPL	490,998,400	-	490,998,400
Dividend receivable	747,282	-	747,282
Accrued special commission income	256,760	-	256,760
Total assets	515,037,125	-	515,037,125
Liabilities			
Management fees payable	1,867,290	-	1,867,290
Payable to Unit holders on account of redemptions	663,067	-	663,067
Accrued expenses	373,192	-	373,192
Total liabilities	2,903,549	-	2,903,549

AL RAJHI REAL ESTATE MONTHLY DISTRIBUTION FUND
An open-ended mutual fund

(MANAGED BY AL RAJHI CAPITAL COMPANY)

NOTES TO THE INTERIM CONDENSED FINANCIAL INFORMATION (UNAUDITED) (CONTINUED)

ALL AMOUNTS PRESENTED IN (ﷲ)

30 JUNE 2025

11. MATURITY ANALYSIS OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES (CONTINUED)

	Within 12 months	After 12 months	Total
As at 31 December 2024			
Assets			
Cash and cash equivalents	24,351,693	--	24,351,693
Investments at FVTPL	429,490,704	--	429,490,704
Advance against allotment of securities	5,447,940	--	5,447,940
Dividend receivable	99,588	--	99,588
Accrued special commission income	67,444	--	67,444
Total assets	<u>459,457,369</u>	<u>--</u>	<u>459,457,369</u>
Liabilities			
Payable to the Unitholders on account of redemptions	538,946	--	538,946
Management fees payable	534,345	--	534,345
Accrued expenses	136,914	--	136,914
Total liabilities	<u>1,210,205</u>	<u>--</u>	<u>1,210,205</u>

12. DISTRIBUTION TO THE UNITHOLDERS

During the period ended 30 June 2025, the Fund has distributed ﷲ 12,975,315 (30 June 2024 ﷲ 9,060,977) as dividend to the Unitholders.

13. EVENTS OCCURRING AFTER REPORTING DATE

There are no events subsequent to the reporting date which require adjustments of or disclosure in the interim condensed fi or notes thereto.

14. LAST VALUATION DAY

The last valuation day of the period was 30 June 2025 (2024: 31 December 2024).

15. APPROVAL OF THE INTERIM CONDENSED FINANCIAL INFORMATION

This interim condensed financial information was approved by the fund manager on 6 August 2025 (corresponding to 12 Safar 1447H).