



Derayah REIT

2023 Annual Report



A Shariah-compliant closed-ended real estate investment traded fund listed in the Saudi Stock Exchange "Tadawul"



Derayah Financial, license number 08109-27 dated 16/06/2008. A Capital Market Institution licensed by the Capital Market Authority to practice dealing, advisory, asset management, and custodial activities. Registered with CMA under provisions of Capital Market Institutions Regulations

Fund Manager

Derayah Financial



AlTakhassousi street – Prestige Center – Third Floor
P.O Box: 286546 – Riyadh 11323
Tel. +966 (11) 2998000
Fax: +966 (11) 4196498
www.derayah.com

Custodian

Alinma Investment



King Fahad Road – AlAnoud Tower
Riyadh 11576 P.O Box 66333
Tel. +966 (11) 2185999
Fax: +966 (11) 2185970
www.alinmainvestment.com

Auditor

Ibrahim Ahmed AlBassam & Co.



Prince Mohammed Bin Abdulaziz Street (Tahlia), AlSulimanyah District
P.O Box 28355 Riyadh 11437
Tel. +966 (11) 2065333
Fax: +966 (11) 2065444
<https://www.pkf.com>

Shariyah Committee

Shariyah Review Bureau



SHARIYAH
REVIEW BUREAU

P.O Box 21051 Manama
Kingdom of Bahrain
Tel. +973 17215898
www.Shariyah.com



Table of Content

Section One

Derayah REIT

Section Two

Fund's Portfolio

Real Estate Asset Allocation

Section Three

Comparative Table Covering Performance

Fund Expenses

Dividends

Section Four

Board of Director' Report

Conflict of Interest

Fund Manager Ownership in the Fund

Material Changes

Section Five

Risk Assessment Report

Section Six

Fund's Financial Statements for the Period Ending 31/12/2023G



Derayah REIT Fund

Derayah REIT is a Shariah-compliant closed-ended real estate investment traded Fund. The Fund operates per the Real Estate Investment Fund Regulations issued by the Capital Market Authority.

The Fund aims to generate income on investors' capital through investing in income-generating real estate assets in Saudi Arabia (excluding Makkah and Medina), which will enable the Fund to generate annual returns and distribute quarterly cash dividends of no less than 90% of net profits according to Real Estate Investment Fund Regulations.

Capital Market Authority (CMA) approved listing Derayah REIT Fund in the Saudi Stock Exchange (Tadawul) on 06/12/2017G, and the Fund was listed in Tadawul on 26/03/2018.

Derayah REIT is a diversified Fund with properties in various cities and sectors. Such strategy aims to reduce asset or tenant concentration therefore reducing its related risks. During 2023 Derayah REIT owned a total of 25 properties distributed across six cities in Saudi Arabia, mainly concentrated in Riyadh, followed by Dammam, Jeddah, Jubail, Khobar, and AlAhsa. Properties are invested in nine real estate sectors, primarily in warehouses, office, and residential, followed by the remaining sectors. The Fund maintains a high occupancy rate at 96% from total net leasable area.

Fund Information

Fund Manager	Derayah Financial
Fund Term	99 Years starting from listing date, extendable for similar term upon obtaining capital market authority approval
Listing Date	26/03/2018
Fund Currency	Saudi Riyal (SAR)
Fund Size on Inception Date	SAR1,075,070,350
Outstanding Units	107,507,035 Unit
Price On Inception Date	SAR10 Per Unit
Management Fee	0.85% of Net Asset Value annually
Custody Fee	0.03% of Net Asset Value capped at SAR120,000 annually
Valuation Frequency	Semi-annual. End of Jun & Dec of every Gregorian Year
Dividends Distribution	Quarterly cash dividends of no less than 90% of net profits
Tadawul Ticker	4339
Bloomberg Ticker	DERAYHR:AB



Fund's Portfolio

Derayah REIT Fund portfolio consists of 25 income generating properties that are allocated across six main cities in Saudi Arabia and nine real estate sectors.

#	Property Name	Ownership	Sector	City	Purchase Price	% of Annual Rent ⁽¹⁾	% in Portfolio ⁽²⁾
1	Smart Tower	Freehold	Offices	Riyadh	263,500,000	23.30%	17.05%
2	Sulay Warehouses Complex	Freehold	Warehouses	Riyadh	196,000,000	10.62%	12.68%
3	Jubail Views Residential Compound	Freehold	Residential	Jubail	145,500,000	5.08%	9.41%
4	AlSharq Warehouse Complex	Freehold	Warehouses	Riyadh	140,000,000	7.06%	8.41%
5	Dammam Warehouses Complex	Freehold	Warehouses	Dammam	130,000,000	2.74%	6.87%
6	City Life Plaza	Freehold	Strip Mall	Riyadh	106,250,000	0%	6.34%
7	Motoon Tower	Freehold	Hospitality	Riyadh	98,000,000	5.53%	3.92%
8	Al-Fanar Commercial Complex	Freehold	Showroom	Khobar	60,600,000	0%	3.80%
9	Grand A Residential Building	Freehold	Residential	Dammam	58,800,000	3.47%	3.75%
10	Al-Wadi District Warehouses	Freehold	Warehouses	Jeddah	58,000,000	4.87%	3.37%
11	AlSitteen Commercial Center	Freehold	Offices	Riyadh	52,125,000	4.46%	2.91%
12	Jeddah Office Tower	Freehold	Offices	Jeddah	45,000,000	4.73%	2.85%
13	Jeddah Khumrah Warehouses	Freehold	Warehouses	Jeddah	44,000,000	4.08%	2.66%
14	Education & Skills School	Freehold	Education	Riyadh	41,176,470	4.85%	2.56%
15	The Valley Commercial Center	Leasehold	Strip Mall	AlAhjaa	39,500,000	4.02%	2.46%
16	AlKhaleejah Business Center	Freehold	Offices	Khobar	38,000,000	2.91%	2.02%
17	Grand B Commercial Building	Freehold	Education	Dammam	31,250,000	3.28%	1.88%
18	Al-Khalidiyyah District Warehouses (2)	Freehold	Warehouses	Dammam	29,000,000	1.25%	1.57%
19	Jubail Employees Residential Buildings	Freehold	Residential	Jubail	24,273,685	1.08%	1.42%
20	Raseel Medical Center	Freehold	Healthcare	Riyadh	22,000,000	3.18%	1.16%
21	Khalidiya District Warehouses	Freehold	Warehouses	Dammam	18,000,000	1.65%	0.91%
22	Riyadh Al-Azizia Warehouses (1)	Freehold	Warehouses	Riyadh	14,000,000	1.42%	0.75%
23	Riyadh Al-Azizia Warehouses (2)	Freehold	Warehouses	Riyadh	11,653,160	0.16%	0.71%
24	Dammam Labor Housing (2)	Freehold	Labor Housing	Dammam	11,000,000	0.08%	0.33%
25	Dammam Labor Housing	Freehold	Labor Housing	Dammam	5,087,559	0.17%	0.19%
26	Khobar Labor Housing	Freehold	Labor Housing	Khobar	3,012,441	23.30%	17.05%
Total					1,545,728,315	100%	100%

(1) % of property's rent relative to Fund's annual rent.

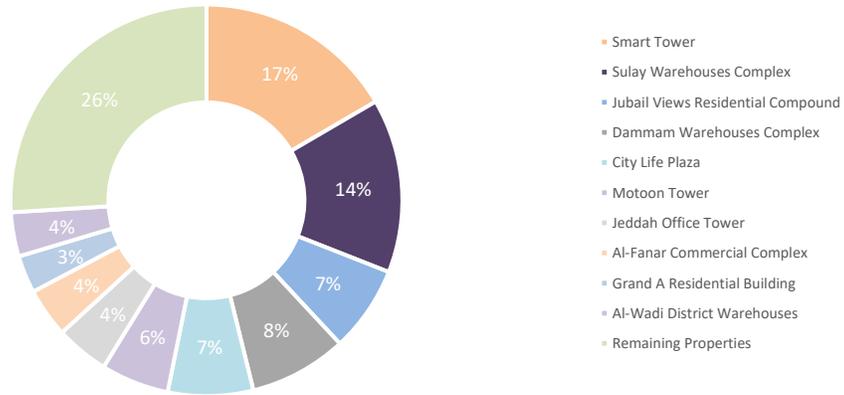
(2) Asset weight in portfolio relative to total purchase price



Fund's Portfolio

Percentages of properties in Fund's portfolio

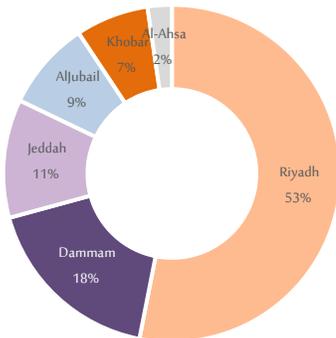
As per average valuation of 31/12/2023



Real Estate Assets Allocation

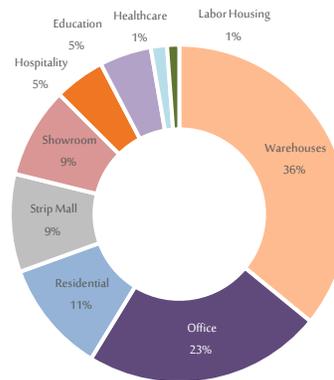
Asset Allocation per Geographical Location⁽¹⁾

Properties are distributed across 6 main cities in Saudi Arabia



Asset Allocation per Real Estate Sector⁽¹⁾

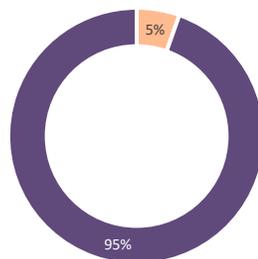
Properties are distributed across 9 real estate sectors



Leased Properties

% of the value of leased properties to the total value of owned properties⁽¹⁾

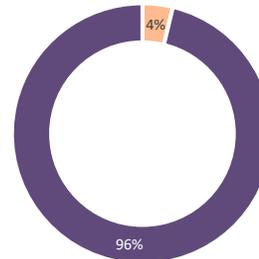
The vacant units in Derayah REIT portfolio represents 5% of properties value



Value of Vacant Properties Value of Leased Properties

Leasable Area Occupancy

A total of 96% of Derayah REIT leasable Area is occupied.

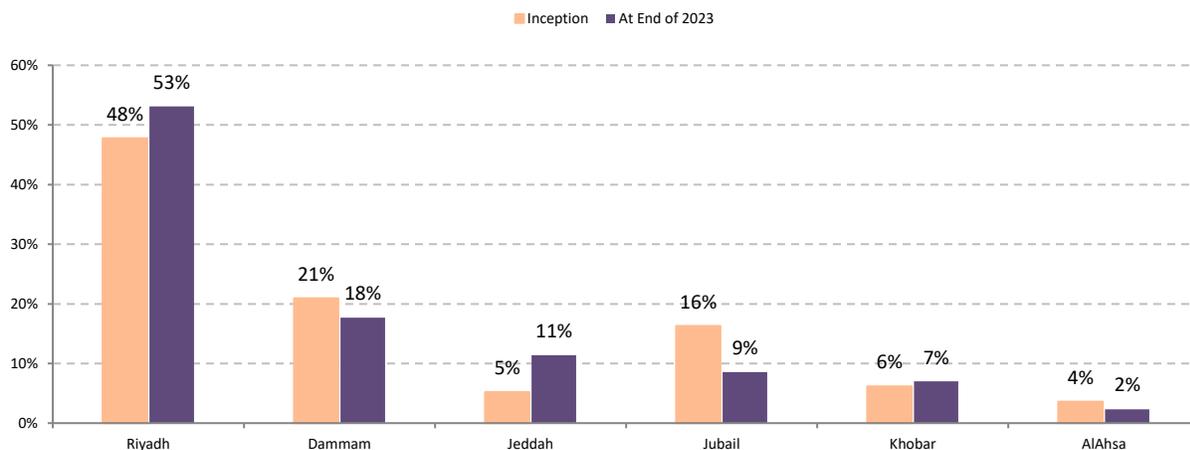


Vacant Leaseable Area Occupied Leaseable Area

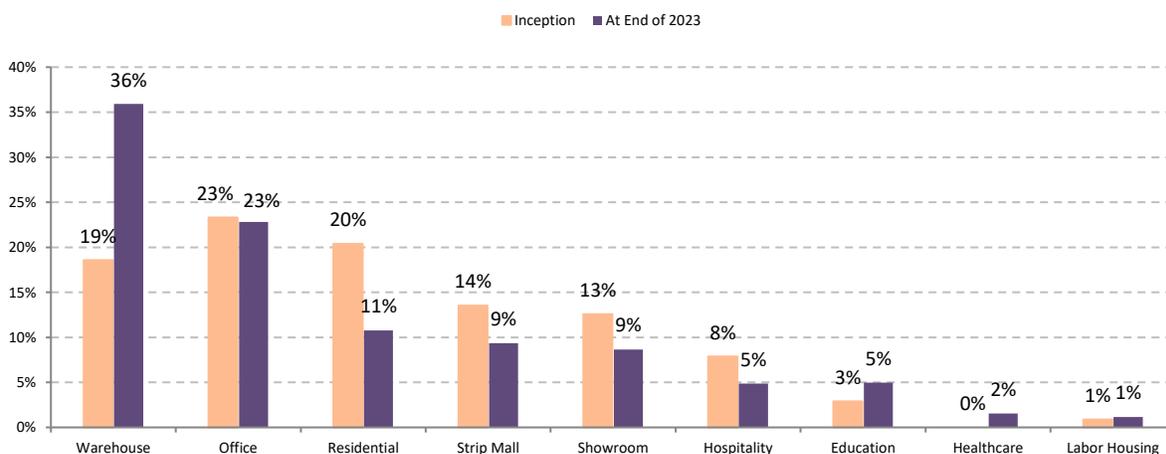
(1) As per average valuation in 31/12/2023



Comparison between the allocation of real estate assets according to the geographical location since Fund's inception and at the end of 2023 ⁽¹⁾



Comparison between the allocation of real estate assets according to the Real Estate Sector since Fund's inception and at the end of 2023 ⁽¹⁾



Financial Information

As in 31/12/2023

Total Assets Value at Fair Value	SAR 1,575,734,129
Net Assets Value at Fair Value	SAR 946,738,349
Net Assets Value per unit	SAR 8.81
Indicative Unit Price ⁽²⁾	SAR 8.25
Total Loan Value	SAR 607,982,833
LTV	39%
Average Real Estate Valuation	SAR 1,501,804,627
Rental Revenue for the Period	SAR 103,489,386
Percentage of uncollected revenue from total revenue for the period	30%

(1) As per average valuation in 31/12/2023 and is in fund establishment date

(2) Net assets value based on average valuation after subtracting all fund's liabilities including long term debts. Unit price is calculated by dividing NAV by the number of outstanding units.



Comparative Table Covering Performance

Item	Period Ending 31/12/2023	Period Ending 31/12/2022	Period Ending 31/12/2021	Period Ending 31/12/2020
Net Assets Value	946,738,349	900,499,507	910,749,198	961,541,071
Net Assets Value Per Unit	8.81	8.38	8.47	8.95
Highest Net Assets Value Per Unit	8.81	8.38	8.68	9.22
Lowest Net Assets Value Per Unit	8.42	8.36	8.47	8.95
Outstanding Units	107,507,035	107,507,035	107,507,035	107,507,035
Dividends (SAR)	Per unit 0.298	Per unit 0.660	Per unit 0.720	Per unit 0.685
Expense Ratio ⁽¹⁾	4.12%	3.08%	2.26%	2.50%
Comparison Relative to Benchmark	N/A	N/A	N/A	N/A
LTV Ratio	39%	%44	%44	%43
Banking Facility Fulfilment Period	6 Years	6.5 Years	4 Years	5 Years
Banking Facility Due Date	Payment in 2024 - 2029	Payment in 2026 & 2027	Payment in 2024 & Two in 2025	Payment in 2024 & Two in 2025
Total Accumulated Return ⁽²⁾	1 Year	3 Years	5 Years	Since Inception
(Based on Dividends Only)	2.98%	16.78%	31.09%	37.59%

Year	Return Based on Dividend relative to IPO price	Unit Market Price at Year End (SAR)	Change in Market Price Relative to Previous Year
2018	6.50%	8.38	Nil
2019	7.46%	10.50	25%
2020	6.85%	11.20	7%
2021	7.20%	12.70	13%
2022	6.60%	10.12	-20%
2023	2.98%	8.25	-18%

Fund Expenses 2023

Derayah REIT expense ratio in 2023 equals to 4.12% of total assets as in December 31st 2023. The Fund Manager did not waive or rebate any fees and the Fund manager did not receive any special commission during the period.

Fees, Services and Expenses Paid by Derayah REIT During 2023 (Saudi Riyal)

Fund Management Fee	7,739,890
Custody Fee	120,000
Audit Fee	30,000
Sharia Consultant Fee	18,750
Valuations Fee	468,000
Independent Board Members Fee	8,000
Property Management, Maintenance and Operations	1,921,939
Financing Fee	49,977,496
Capital Market Authority Fee	7,500
Tadawul and Edaa Fee	551,233
Other Expenses	4,032,582
Non-cash Expenses relative to net income ⁽³⁾	15.07%
Expense Ratio (doesn't include non-cash expenses)	4.12% of total assets value as per fair value

(1) Relative to total Asset Value at Fair Valuation as in 31/12/2023

(2) Based on cash dividends amount relative to IPO price

(3) Depreciation & impairment relative to net income



2023 Dividends

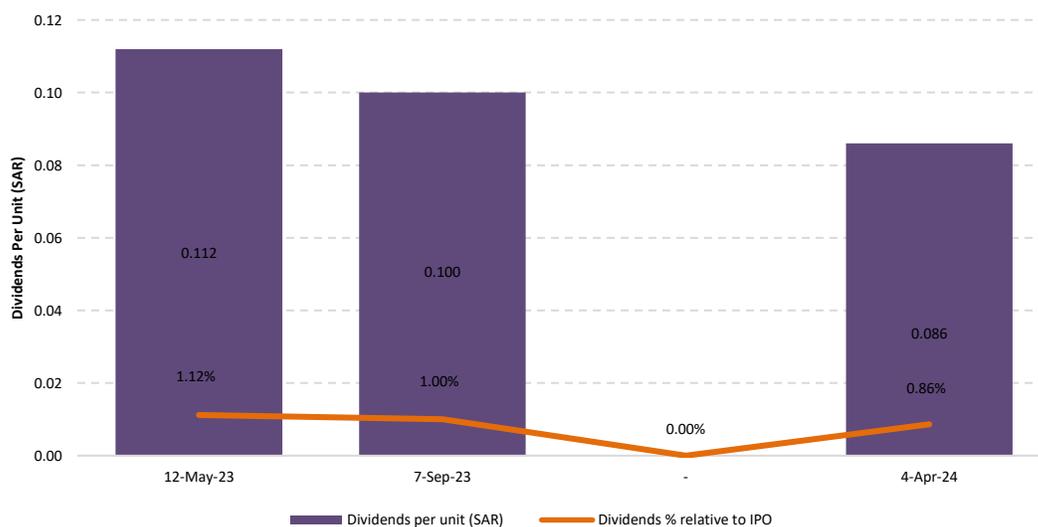
Derayah REIT adopts a dividends policy of a quarterly cash distributions of no less than 90% of net profits. In 2023 total dividends distributed to unitholders was SAR 31.9 million which equates to 3% annual return relative to IPO price. Since inception the fund has made 23 quarterly cash distribution with total value SR3.7 per unit (SR404 million)

2023 Dividends Summary

Outstanding Units	107,507,035 unit
Distributed Dividend per unit	SAR 0.30
Total distributed dividend	SAR 31,998,848
Distribution % relative to IPO Price	3%
Distribution % relative to NAV	3.61%

2023 Distributed Dividends

Total distributed dividend per unit is SAR 0.30





Board of Directors' Report

Derayah REIT Fund is supervised by the Board of Directors that was appointed by the Fund Manager after receiving Capital Market Authority approval. The Board consists of six members, two of whom are independent. Fund Board's responsibilities include making a reasonable effort to ensure that the Fund Managers carries out its duties in a manner that best serves the Unitholders' interest subject to the Fund's terms and conditions and relevant regulations, in addition to settling any conflict of interest involving any Board member by judging in good faith for Unitholder's benefit. Two board meetings were held in 2023, and the below items were discussed:

Agenda Items	Decision
Approving previous minutes of meeting	All minutes of meeting were approved by board members
Overview of the Fund	For discussion only
Over view of Real Estate Market	For discussion only
Discussing Legal Cases Update	Filing eviction lawsuits against tenants who defaulted on rent payment
Review Rent Collection status	For discussion only
Review client's complaints	For discussion only
Review Compliance Manager Feedback	For discussion only

Conflict of Interest.

During 2023 there was no matters of conflict of interest between Derayah REIT and Fund's board of directors or the Fund manager.

Fund Manager Ownership in the Fund

Fund Manager ownership in the Fund as in the last trading day in 2023

Derayah Financial	Owns 2,596,559 units
-------------------	----------------------

Material Changes that occurred during the period

- Matoon Tower: A final ruling was obtained by the Court of Appeal against the tenant. Given that the tenant has been bankrupted, The Fund has received the property legally from the Bankruptcy Committee, and the fund manager also is working with the necessary care and diligence to claim the tenant. The fund manager will keep the investors posted on any future updates regarding this matter. About the financial impact, the uncollected amount from the tenant as of Dec 2023 is 19.5mn SAR and there was a credit loss provision planned accumulated as of Dec 2023 with 15mn SAR.
- An agreement has been signed on 21/6/2023 to sell "Alsharq Warehouses" which is located in Alsulai District, Riyadh. And the property has been sold on 31/07/2023.

Risk Assessment Report

Item	Description	Risk Mitigant
Market risk	Fund's future performance depends on changes in the levels of supply and demand in the relevant real estate sectors. Also, the increased competition may cause the value of properties to decline. Such changes may, therefore, have an adverse impact on the Fund's performance due to the decline in the rental income or net asset value of the Fund over the medium and long term.	The properties are evaluated periodically. The valuation reports include information on the market conditions, including the factors affecting supply and demand, sales, and leasing rates. Based on these reports, decisions are made, in addition to in-house studies conducted by the Fund Manager and third parties upon the Fund Manager's request. Moreover, the Fund Manager shall monitor the levels of competition through such reports and studies.
Legal and regulatory risks	Risks related to changes in the rules, legislation, regulations, or instructions relating to the Fund's operations may result in taking actions that affect the Fund's performance.	The Fund Manager is committed to implement and follow up the instructions issued by the relevant authorities. The Compliance and Anti-money Laundering Department regularly reviews the extent of compliance with the applicable regulations, which is discussed in the Fund's Board of Directors meetings.
Leasing and occupancy risks	Include the risks relating to leasing vacant spaces, the risk of abrogation and termination of leases, and the ability of tenants to meet their rental obligations, which may affect the cash flows of the Fund.	Only 3% of Fund's gross leasable area is vacant. The Fund Manager shall market the properties a few months before the end of the lease. The Fund manager will choose tenants with a sound financial position and will ensure their ability to pay rental obligations by requiring them to provide promissory notes covering the lease period, in addition to leasing the units for more than three years, if possible.
Risk of cash flow for property maintenance, improvement, and other works	Risks concerning the costs that may be incurred by the Fund to maintain the value of the property through maintenance and renovation, in addition to unexpected costs resulting from natural disasters or any other reasons.	The Fund Manager conducts a technical inspection to ascertain the quality of the property in terms of structure and finishing before acquisitions, to ensure that the property has no defects that may require costly maintenance during ownership thereof. The Fund Manager engages competent property managers to conduct regular inspections of the property. The Fund Manager also maintains insurance coverage against risks that may affect the properties.
Decrease in assets value risks	Many factors associated with the overall local economic conditions and the real estate sectors could make it difficult to sell or refinance the properties and may cause the value of the Fund's assets to decline.	The Fund Manager studies the market conditions on an ongoing basis. If the Fund Manager decides to exit any property, an appropriate strategy will be selected and approved by the Board. The Fund Manager has no plans to exit any property at this time
Risks of geographic and property concentration	Risks related to the concentration of the Fund's assets in a particular geographical area or real estate sector.	The Fund Manager is committed to maintaining low levels of geographic and sector concentration, which reduces the impact of any recession that may affect a particular geographical area or a specific real estate sector on the Fund's assets.
Risks of real estate development	Risks related to the construction and leasing of a new real estate project include delay in completing work, cost overrun, inability to secure expected rental values, and other risks.	As of the date of preparing this report, the Fund has no real estate development projects.
VAT associated Risks	The risks associated with the implementation of value-added tax (VAT) on the properties acquired by the Fund, which may increase the value of properties, and would adversely affect the Fund's revenues.	The Fund Manager recovered most of the value-added tax paid on the Fund's acquisitions. Therefore there is no significant impact of the application of VAT.
Financing risks	The use of financing creates an opportunity to increase returns to the Fund, but in the meantime time, it involves a high degree of financial risks, such as higher financing cost.	The Fund Manager is committed to obtaining financing at competitive prices and on favorable terms, the fund restructured its existing financing during 2023, the profit spread was reduced by approximately 20% and the financing maturity date was extended to seven years from financing drawdown date

Important Notice

The Fund's terms and conditions, financial statements, and other reports are provided on the Fund Manager's website and Tadawul website, free of charge, and may be obtained upon request from the Fund Manager. A potential investor willing to invest in this Fund should be aware that investing in the Fund carries high risks and that no guarantee may be given that the Fund will achieve its investment objectives. Market conditions may change regularly and are affected by the overall macroeconomic conditions, the capital market, or business developments in the Kingdom of Saudi Arabia and abroad, as well as market trends in the real estate sectors. Therefore, no guarantee can be given that investors in this Fund will receive the original amount invested in the Fund in whole or in part. Therefore, any investor considering investing in this Fund should read the "Risks of Investment in the Fund" set out in the terms and conditions before making any decision to invest in the Fund. Investors should be aware that the past performance of the real estate sector, in general, is not necessarily indicative of any future performance. No guarantee can be given that the target profits will be achieved or that the Fund will not incur any significant losses. Therefore, investors should be prepared to lose part of their investment, if not all. Unitholders should be aware that investing in the Fund does not imply any guarantee of profit or not incurring a loss, as the Fund's investments are subject to the loss of actual value in whole or in part. Moreover, the past performance of property prices is not necessarily indicative of similar future performance. Investment in the Fund is not a deposit with a local bank. The value of the investment in the Fund is subject to change and may increase or decrease.

Disclaimer

This document was prepared by Derayah Financial Company, an investment company, identified as a capital market institution licensed to practice the activity of dealing, custody, advising, assets management and arrangement according to the Capital Market Institutions Regulations issued by the Capital Market Authority, with License No.08109-27 dated 16/06/2008 G. Derayah Financial Company's main office is located on Olaya Street in Riyadh. This document was prepared for the purpose of providing information and does not constitute an offer to purchase or an attempt to persuade you with the offered product, nor does it constitute the basis for reliance in relation to any contract or obligation of any form, or any investment advice to the client. Derayah Financial Company owns and may own a larger investment position in the future or in related securities. It provided or will provide important advice or securities business services to the issuer of the relevant or related securities during the preceding twelve months. This document may contain information based on future expectations found under a variety of assumptions and risks. Actual performance may differ materially from information based on historical and forward-looking information due to variation and difference in assumptions and risks referred to in this document. Examples of factors that would make a material difference between actual future performance and future performance assumptions include, without limitation, economic conditions in general, interest rate volatility, availability and cost of capital, currency volatility, competition in the same field by other entities, variation in government and public policy, and any other risks that would affect the value and price of units. A security may not be immediately convertible to equity as it may be difficult for the investor to: 1) sell the security or convert it into cash. 2) Obtain reliable information about the value of the security, or the extent of the risks to which it is exposed. The returns of the security can differ and a part of the invested capital can be used to pay that return. The investor must become familiar with the main investment risks mentioned in the terms and conditions. Past performance does not necessarily reflect future returns. The investor must not rely on this document or on any information based on forward-looking statements based on Derayah's current view of the future. The value of the securities and the returns resulting from them are subject to change, increase and decrease, and the price of the securities shall not be considered an obligation considered by Derayah or any of its subsidiaries. The investment in the units is an investment subject to several investment risks, including, but not limited to, that the value of the security may be subjected to a sudden and significant decline that may lead to a loss equal to the amount invested. The investor's loss may not be limited to the amount invested or originally deposited, and the investor may have to make additional payments. The information included in this document shall be for the purpose of identifying this product only. Investors shall seek advice from their legal, financial and/or tax advisors, before investing in the offered product, in order to make an independent decision regarding the suitability and consequences of any investment decision they make. We note here, that we cannot give any assurance regarding the suitability, appropriateness or profitability of any specific investment or for the investment portfolio of a potential client. In particular, this document was not prepared for the investment objectives, financial situation or willingness to accept risk or other needs of any person who may receive or view this document. This document shall not be published outside the jurisdiction of the Kingdom of Saudi Arabia as it may be illegal to distribute it in such other jurisdiction. Persons obtaining this document must be aware of such restrictions and comply with any such restrictions. By accepting this document, the recipient of the document shall agree to be bound by the aforementioned limitations. In the case of any discrepancy between this document and the terms and conditions, the terms and conditions shall prevail. The information mentioned herein is subject to modification, change, update, audit, review, and supplementation at any time and without any kind of notification. Derayah Financial Company, its directors, employees, or any of its affiliates provide no express or implied warranties, pledges or obligations, nor does it assume any direct or indirect legal responsibility regarding the accuracy, completeness, or suitability of the document or product for the investor's purposes. This document and all information contained in it are copy-protected and should not be distributed or reprinted without the prior written approval of Derayah Financial Company. Derayah Financial Company hereby does not provide and shall not be considered to be providing any legal, financial advisory services or other advisory services under this document. To ensure a complete and appropriate understanding of this marketing offer and to measure the suitability of the product to the investor's desires, we recommend resorting to professionally specialized persons for legal or financial advice, as the case may be.



DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)
Financial Statements
For the year ended 31 December 2023
Together with the
Independent Auditor's Report



DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Financial Statements
For the year ended 31 December 2023
Together with the Independent Auditor's Report

Index	PAGES
INDEPENDENT AUDITOR'S REPORT	1-5
STATEMENT OF FINANCIAL POSITION	6
STATEMENT OF COMPREHENSIVE INCOME	7
STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO THE UNIT HOLDERS	8
STATEMENT OF CASH FLOWS	9
NOTES TO THE FINANCIAL STATEMENTS	10- 30



INDEPENDENT AUDITOR'S REPORT

**TO THE UNITHOLDERS
DERAYAH REIT FUND
A REAL ESTATE INVESTMENTS TRADED FUND
RIYADH, KINGDOM OF SAUDI ARABIA
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

OPINION

In our opinion, the financial statements present fairly, in all material respects, the financial position of Derayah REIT Fund ("the Fund"), being managed by Managed by Derayah Financial Company (the "Fund Manager"), as at 31 December 2023, and the related statements of comprehensive income, changes in net assets and cash flows for the year then ended and the notes to the financial statements, including a summary of material accounting policies and other explanatory information.

We have audited the financial statements of the fund, which comprise of the following:

- The statement of financial position as at 31 December 2023;
- The statement of comprehensive income for the year then ended;
- The statement of changes in equity for the year then ended;
- The statement of cash flows for the year then ended, and;
- The notes to the financial statements, comprising material accounting policies.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing ("ISA") that are endorsed in the Kingdom of Saudi Arabia. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Fund in accordance with the professional code of conduct and ethics that are endorsed in the Kingdom of Saudi Arabia that are relevant to our audit of the financial statements, and we have fulfilled our other responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

RIYADH
Tel: +966 11 206 6328 | P.O. Box 80958
Fax: +966 11 206 9444 | Reach 11557

JEDDAH
Tel: +966 12 632 5030 | P.O. Box 15651
Fax: +966 12 632 2984 | Jeddah 21454

AL KHOBAR
Tel: +966 13 891 3379 | P.O. Box 4038
Fax: +966 13 891 3340 | Al Khobar 31952

Ibrahim Ahmed Al-Bassam & Co. Certified Public Accountants (C.P.A.) 1010366604 P.P. License 525711622 is a member of PKF Global, the network of member firms of PKF International Limited, each of which is a separate and independent legal entity and does not accept any responsibility or liability for the actions or inactions of any individual member or correspondent firm. Email: info.sa@pkf.com; Web: www.pkfabassam.com

INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS
DERAYAH REIT FUND
A REAL ESTATE INVESTMENTS TRADED FUND
RIYADH, KINGDOM OF SAUDI ARABIA
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

KEY AUDIT MATTERS (CONTINUED)

Key Audit Matters	How our audit addressed the key audit matter
Valuation of investment properties	
<p>Derayah REIT Fund owns a portfolio of investment properties comprising of commercial buildings located in the Kingdom of Saudi Arabia with carrying value of the investment's properties amounting SAR 1.410 billion as of 31 December 2023 (31 December 2022: SAR 1.552 million).</p> <p>Investment properties are held for capital appreciation and or rental yields, are stated at cost less accumulated depreciation and any accumulated impairment losses.</p> <p>Investment properties are re-measured for impairment losses whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss, if any, is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount.</p> <p>For assessing the impairment of investment properties, the Fund manager monitors volatility of fair value of properties by engaging independent certified property valuers to perform a formal valuation of the Fund's investment properties on semi-annual basis.</p> <p>We considered this as a key audit matter since the assessment of impairment requires significant judgment by the Fund manager and the potential impact of impairment if any, could be material to the financial statements.</p> <p>Refer to the summary of material accounting policies in note 5 relating to impairment of investment properties, note 4 which contains the significant accounting judgment, estimates and assumptions relating to impairment and note 11 relating to investment properties.</p>	<p>We have carried out the following audit procedures:</p> <ul style="list-style-type: none"> • We obtained two valuation reports from independent real estate evaluators Taqueem certified for each investment properties as at 31 December 2023 and confirmed that the valuation approaches are suitable for use in determining the carrying values as at the reporting date; • We assessed the independence of the external valuers, professional qualifications, competence and experience and ensured that they are certified from Taqueem, and read their terms of engagement with the Fund to determine whether there were any matters that might have affected their objectivity or may have imposed scope limitations on their work; • Involved our specialist to assess the key assumptions and estimates, used by the real estate valuation experts in determining the fair values of the investment properties; • Assessed the recoverable amount, which is higher of fair value or value in use of the related investment properties as per the above-mentioned valuation reports. We have determined that the recoverable amount of the investment properties to be higher than the carrying amount of the same; • We reconciled the average fair value of the investment properties as per note 9 to the external valuers' reports; and • Assessing the adequacy of the disclosures in the financial statements.

RIYADH
Tel: +966 11 206 6328 | P.O. Box 80958
Fax: +966 11 206 5444 | Riyadh 11557

JEDDAH
Tel: +966 12 652 5030 | P.O. Box 15651
Fax: +966 12 652 2984 | Jeddah 21454

AL KHOBAR
Tel: +966 13 897 3379 | P.O. Box 4038
Fax: +966 13 897 3340 | Al Khobar 31952

Ibrahim Ahmed Al-Bassam & Co. Certified Public Accountants (C.P.A.) 101036604 P.P. License 525711523 is a member of PKF Global, the network of member firms of PKF International Limited, each of which is a separate and independent legal entity and does not accept any responsibility or liability for the actions or inactions of any individual member or correspondent firm. Email: info.sa@pkf.com; Web: www.pkfabassam.com



INDEPENDENT AUDITOR'S REPORT

**TO THE UNITHOLDERS
DERAYAH REIT FUND
A REAL ESTATE INVESTMENTS TRADED FUND
RIYADH, KINGDOM OF SAUDI ARABIA
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

OTHER INFORMATION

Other information consists of the information included in the Fund's 2023 annual report, other than the financial statements and our auditor's report thereon. Management is responsible for the other information in the Fund's annual report

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE FINANCIAL STATEMENTS

Fund's Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards (IFRS), that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the SOCPA, the applicable provisions of the Real Estate Investment funds regulations issued by the Capital Market Authority and the fund's terms and conditions, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Fund's management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance, i.e. the fund's Board, are responsible for overseeing the Fund's financial reporting process.

RIYADH
Tel: +966 11 206 6328 | P.O. Box 80958
Fax: +966 11 206 9444 | Reach 11557

JEDDAH
Tel: +966 12 652 5030 | P.O. Box 15651
Fax: +966 12 652 2984 | Jeddah 21454

AL KHOBAR
Tel: +966 13 897 3379 | P.O. Box 4038
Fax: +966 13 897 3340 | Al Khobar 31952

Ibrahim Ahmed Al-Bassam & Co. Certified Public Accountants [C.P.A. 1010386604 P.P. License 525711622] is a member of PKF Global, the network of member firms of PKF International Limited, each of which is a separate and independent legal entity and does not accept any responsibility or liability for the actions or inactions of any individual member or correspondent firm. Email: info.sa@pkf.com; Web: www.pkfabassam.com



INDEPENDENT AUDITOR'S REPORT

**TO THE UNITHOLDERS
DERAYAH REIT FUND
A REAL ESTATE INVESTMENTS TRADED FUND
RIYADH, KINGDOM OF SAUDI ARABIA
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing "ISA" that are endorsed in the Kingdom of Saudi Arabia will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our audit report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

RIYADH
Tel: +966 11 206 6328 | P.O. Box 80958
Fax: +966 11 206 9444 | Reach 11557

JEDDAH
Tel: +966 12 652 5030 | P.O. Box 15651
Fax: +966 12 652 2984 | Jeddah 21454

AL KHOBAR
Tel: +966 13 891 3379 | P.O. Box 4038
Fax: +966 13 891 3340 | Al Khobar 31952

Ibrahim Ahmed Al-Bassam & Co. Certified Public Accountants (C.P.A.) 101036604 P.P. License 525711523 is a member of PKF Global, the network of member firms of PKF International Limited, each of which is a separate and independent legal entity and does not accept any responsibility or liability for the actions or inactions of any individual member or correspondent firm. Email: info.sa@pkf.com; Web: www.pkfabassam.com



INDEPENDENT AUDITOR'S REPORT

**TO THE UNITHOLDERS
DERAYAH REIT FUND
A REAL ESTATE INVESTMENTS TRADED FUND
RIYADH, KINGDOM OF SAUDI ARABIA
REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have compiled with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communications.

For Al-Bassam & Co.



Ahmad Mohandis
Certified Public Accountant
License No. 477
Riyadh: 14 Ramadan 1445
Corresponding to: 24 March 2024

RIYADH
Tel: +966 11 206 6328 | P.O. Box 60658
Fax: +966 11 206 9444 | Riyadh 11557

JEDDAH
Tel: +966 12 652 5030 | P.O. Box 15651
Fax: +966 12 652 2984 | Jeddah 21454

AL KHOBAR
Tel: +966 13 897 3379 | P.O. Box 4036
Fax: +966 13 897 3340 | Al Khobar 31952

Ibrahim Ahmed Al-Bassam & Co. Certified Public Accountants (C.P.A. 1010385804 P.P. License 520/11923) is a member of PKF Global, the network of member firms of PKF International Limited, each of which is a separate and independent legal entity and does not accept any responsibility or liability for the actions or inactions of any individual member or correspondent firm. Email: info.sa@pkf.com; Web: www.pkfabassam.com

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)
STATEMENT OF FINANCIAL POSITION
As at 31 December 2023
(Amounts in SAR)

	<u>Note</u>	<u>As at 31 December 2023</u>	<u>As at 31 December 2022</u>
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	7	4,831,432	2,225,214
Rent receivables, net	8	66,767,578	65,602,113
Investments carried at FVTPL	9	-	5,739,905
Prepaid expenses and other current assets	10	2,330,492	1,003,302
TOTAL CURRENT ASSETS		73,929,502	74,570,534
NON-CURRENT ASSETS			
Investment properties, net	11	1,410,609,904	1,552,756,261
Benefit contracts, net	12	28,931,983	31,104,552
TOTAL NON-CURRENT ASSETS		1,439,541,887	1,583,860,813
TOTAL ASSETS		1,513,471,389	1,658,376,367
LIABILITIES			
CURRENT LIABILITIES			
Unearned rental income		10,478,672	10,685,233
Accrued management fees	15	4,427,604	4,427,609
Due to related parties		1,818,659	-
Accrued finance expenses	17	-	2,399,565
Accrued expenses and other liabilities		4,288,011	4,935,197
Zakat provision	18	-	5,964,130
TOTAL CURRENT LIABILITIES		21,012,946	28,411,734
NON-CURRENT LIABILITIES			
Long-term borrowings	17	607,982,834	747,982,834
TOTAL NON-CURRENT LIABILITIES		607,982,834	747,982,834
TOTAL LIABILITIES		628,995,780	776,394,568
Net assets attributable to the Unitholders		884,475,609	882,036,779
Units in issue (<i>numbers</i>)		107,507,035	107,507,035
Book value attributable to each unit		8.227	8.204
Fair value attributable to each unit	14	8.806	8.376

The accompanying notes 1 to 24 form an integral part of these financial statements.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)
STATEMENT OF COMPREHENSIVE INCOME
For the year ended 31 December 2023
(Amounts in SAR)

	Note	For the year ended 31 December 2023	For the year ended 31 December 2022
Rental income from real estate investments	16	103,489,386	123,127,631
Gain from Investments carried at FVTPL, net	13	204,233	324,637
Capital gains from investments properties sale		21,752,657	
Other income		6,165,549	
Gross Profit		131,611,825	123,452,268
Fund management fees	15	(7,739,890)	(7,648,386)
Finance expenses	17	(49,977,496)	(37,517,869)
Professional and advisory expenses		(841,042)	(1,254,756)
Properties management fees		(1,921,939)	(3,969,844)
Amortization benefit contracts	12	(2,172,569)	(1,960,556)
Dealing fees		(1,581,390)	-
Other expenses		(4,387,024)	(1,310,478)
Depreciation expense on investment properties	11	(21,740,489)	(21,183,319)
Reverse of impairment on investment properties	11	15,673,479	4,526,604
Expected credit loss expense	8	(16,652,621)	(4,069,413)
Total expenses		(91,340,981)	(74,388,017)
Net income before zakat		40,270,844	49,064,251
Zakat charged during the year		-	(1,879,981)
Net income for the year		40,270,844	47,184,270
Other comprehensive income		-	-
Total comprehensive income for the year		40,270,844	47,184,270

The accompanying notes 1 to 24 form an integral part of these financial statements.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO THE UNIT HOLDERS
For the year ended 31 December 2023
(Amounts in SAR)

	Note	For the year ended 31 December 2023	For the year ended 31 December 2022
Net assets value attributable to the Unitholders at the beginning of the year		882,036,779	910,107,433
Changes from unit transaction:			
- Subscription of units – Cash		-	-
- Subscription of units – In kind contribution		-	-
Assets value attributable to the Unitholders at the end of the year		882,036,779	910,107,433
Dividends	19	(37,832,014)	(75,254,924)
Total comprehensive income for the year		40,270,844	47,184,270
Net assets value attributable to the Unitholders at the end of the year		884,475,609	882,036,779

Transactions in units for the year are summarized as follows:

	31 December 2023	31 December 2022
Number of units at the beginning of the year	107,507,035	107,507,035
Subscription of units – Cash	-	-
Subscription of units – In kind contribution	-	-
Number of units at the end of the year	107,507,035	107,507,035

The accompanying notes 1 to 24 form an integral part of these financial statements.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

STATEMENT OF CASH FLOWS
For the year ended 31 December 2023
(Amounts in SAR)

	NOTE	For the year ended 31 December 2023	For the year ended 31 December 2022
OPERATING ACTIVITIES			
Net income for the year before zakat		40,270,844	49,064,251
<i>Adjustments to reconcile net income to net cash from operating activities:</i>			
Unrealized gains on investments carried at FVTPL	13	-	(87,580)
Realized gain from investments carried at FVTPL	13	(204,233)	(237,057)
Financing expenses	17	49,977,496	37,517,869
Provision for expected credit losses	8	16,652,621	4,069,413
Depreciation on investment properties	11	21,740,489	21,183,319
Capital gains from investments properties sale		(21,752,657)	-
Impairment on investment properties	11	(15,673,479)	(4,526,604)
Amortization benefit contracts	12	2,172,569	1,960,556
		93,183,650	108,944,167
Changes in operating assets:			
Rent receivable	8	(17,818,086)	(17,439,682)
Prepaid expenses and other current assets	10	(1,327,190)	763,788
Changes in operating Liabilities:			
Unearned rental income		(206,561)	(5,972,609)
Accrued management fees	15	(5)	516,554
Due to related parties		1,818,659	-
Accrued finance expenses		(2,399,565)	-
Accrued expenses and other liabilities		(647,186)	(1,851,069)
Reversal of zakat provision		(5,964,130)	-
Net cash generated from operating activities		66,639,586	84,918,517
INVESTING ACTIVITIES			
Purchase investment properties	11	(307,530)	(1,486,388)
Proceeds from investments properties sale		158,139,534	-
Purchase investment carried at FVTPL	9	(25,000,000)	(12,000,000)
Proceeds from sale of investment carried at FVTPL	9	30,944,138	22,300,000
Net cash generated from investing activities		163,776,142	8,813,612
FINANCING ACTIVITIES			
Dividends	19	(37,832,014)	(75,254,924)
Long-term borrowings drawn	17	1,404,277,520	642,407,145
Long-term borrowings repayments	17	(1,544,277,520)	(642,407,145)
Paid from financing expenses	17	(49,977,496)	(40,367,472)
Net cash used in financing activities		(227,809,510)	(115,579,764)
Change in cash and cash equivalents during the year		2,606,218	(21,847,635)
Cash and cash equivalents at the beginning of the year	7	2,225,214	24,072,849
Cash and cash equivalents at the end of the year	7	4,831,432	2,225,214
Non-cash transactions			
		31 December 2023	31 December 2022
The unpaid portion of the dividend		-	42,632

The accompanying notes 1 to 24 form an integral part of these financial statements.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
For the year ended 31 December 2023
(Amounts in SAR)

1) THE FUND AND ITS ACTIVITIES

Derayah REIT Fund (the "Fund") is a closed-ended Sharia compliant real estate investment traded fund. The fund began operations on 26 March 2018.

Derayah Financial Company ("Fund Manager"), a Saudi closed joint stock company, under the Commercial Registration No. 1010266977 dated 04/05/1430 H corresponding to 29/4/2009, and licensed as a "Capital Market Institution" under the Capital Market Authority License No. 27-08109 to practice an activity Dealing as principal and agent, management and custody in securities business.

The Fund is listed on the Saudi Stock Exchange ("Tadawul") and its units are traded in accordance with the relevant laws and regulations. The capital of the fund is 1,075,070,350 Saudi riyals, and the term of the fund is 99 years starting from the date of listing units in Tadawul, renewable for a similar period according to the fund manager's discretion and after obtaining the approval of the Capital Market Authority.

The fund aims to invest in real estate assets capable of achieving periodic rental income within the Kingdom of Saudi Arabia and in line with the fund's investment strategy, and to distribute quarterly profits of at least 90% of the fund's net profits in accordance with Real Estate Investment Funds Regulations.

2) REGULATING AUTHORITY

The Fund operates in accordance with the Real Estate Investment Funds Regulations issued by the Capital Market Authority, which stipulates the requirements that real estate investment funds and real estate investment traded funds operating in the Kingdom of Saudi Arabia must follow.

The Minister of Finance, pursuant to Ministerial Resolution No. (29791) dated 9 Jumada al-Awwal 1444 (corresponding to December 3, 2022), approved the rules for collecting zakat from investors in investment funds permitted by the Capital Market Authority. This decision applies to the fiscal years starting from January 1, 2023, and requires investment funds to register with the Zakat, Tax and Customs Authority (ZATCA). The rules for collecting zakat from investors in real estate funds also require the fund to submit an information declaration to the Authority within a period not exceeding 120 days from the end of its fiscal year, provided that it includes the audited financial statements and records of transactions with persons associated with the fund ("related parties") and any additional data requested by it. Commission. Under the rules, investment funds are not subject to the collection of zakat in accordance with the rules for collecting zakat from investors in investment funds, including funds that take the form of a special purpose entity licensed by the Capital Market Authority, provided that they do not carry out economic business or investment activities that are not stipulated in the bylaws or conditions. And special provisions for investment funds. Zakat will be collected from the fund's unit holders. During the current period, the Fund Manager has completed the registration of the Fund with Zakat and will submit the Zakat information declaration in due course.

3) BASES OF PREPARATION

A. Statement of compliance

These financial statements of the Fund have been prepared in accordance with International Financial Reporting Standards ("IFRS") that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organization for Chartered and professional Accountants ("SOCPA").

B. Basis of measurement functional and Presentation Currency

These financial statements have been prepared under the historical cost convention, using accrual basis of accounting except for the investments carried at fair value through profit or loss. These financial statements are presented in Saudi Riyals, which is the functional and presentation currency of the Fund.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements

For the year ended 31 December 2023

(Amounts in SAR)

4) CRITICAL ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTION

In the ordinary course of business, the preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expense. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognised in the period in which the estimates are reviewed and in any future period affected. The significant accounting judgements and estimates applied in the preparation of these financial statements are as follows:

4-1 A judgments

Information about the judgments made in applying the accounting policies that have the most significant effect on the amounts recognized in the financial statements. The provisions were applied in cases of determining whether an arrangement contains a lease and a classification of leases.

4-1-1 Going Concern

The Fund Manager of the Fund has made an assessment of 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 management is not aware of any material uncertainties that may cast significant doubt on the Fund's ability to continue as a going concern.

4-2 Assumptions and Estimation Uncertainties

4-2-1 Useful lives of investment properties

The management determines the estimated useful lives of investment properties for calculating depreciation. This estimate is determined after considering expected usage of the assets and physical wear and tear. Management reviews the residual value and useful lives annually and change in depreciation charges, if any, are adjusted in current and future periods. The estimated useful lives of the investment properties are disclosed in note 11.

4-2-2 Impairment of investment properties

The Fund assesses whether there are any indicators of impairment for all investment properties at each reporting date. The assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable. If any indication exists, or when annual impairment testing for an asset is required, the Fund estimates the asset's recoverable amount. An asset's recoverable amount is the higher of assets or CGU's fair value less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely dependent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using the appropriate discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used.

For investment properties, an assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the REIT estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of comprehensive income.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
For the year ended 31 December 2023
(Amounts in SAR)

4) CRITICAL ACCOUNTING JUDGMENTS, STIMATES AND ASSUMPTION (CONTINUED)

4-2 Assumptions and Estimation Uncertainties (Continued)

4-2-3 significant increase in credit risk

ECL are measured as an allowance equal to 12-month ECL for stage 1 assets, or lifetime ECL for stage 2 or stage 3 assets. An asset moves to stage 2 when its credit risk has increased significantly since initial recognition. IFRS 9 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased, the REIT takes into account qualitative and quantitative reasonable and supportable forward-looking information.

4-2-4 Impairment of financial assets held at amortised cost

The Fund recognises an allowance for expected credit loss (“ECL”) for all debt instruments not held at fair value through profit or loss. ECL are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Fund expects to receive, discounted at an approximation of the original effective interest rate (“EIR”). The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECL are recognised in three stages. The expected credit loss rates are estimated using a provision matrix based on the payment profile of receivables before each reported period and corresponding historical credit losses experienced within the period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Fund has identified GDP to be the most relevant factor and accordingly adjusts the historical loss rates based on the expected changes in these factors.

The Fund recognises lifetime ECL when there has been a significant increase in credit risk since initial recognition. However, if the credit risk on the financial instrument has not increased significantly since initial recognition, the Fund measures the loss allowance for that financial instrument at an amount equal to 12-month ECL.

Expected loss rates are based on receivables settlement information over a period of 12 months prior to each reporting period and the corresponding historical credit losses experienced during this period. Historical loss rates are adjusted to reflect current and forward-looking information regarding macroeconomic factors affecting customers' ability to settle receivables. The Fund decided that the GDP of the Kingdom of Saudi Arabia (the country in which it provides services), the rate of inflation and government spending to be the most appropriate factors, and therefore adjusts the historical loss rates based on the expected changes in these factors.

The expected credit loss approach breaks the total loss amount modelling into the following parts: Probability of Default (PD), Loss Given Default (LGD), and Exposure at Default (EAD). These are briefly described below:

Loss Given Default: represents an estimate of the loss given default. It is based on the difference between the contractual cash flows due and those that the lender expects to collect, including from any collateral. It is usually expressed as a percentage of exposure at default.

Probability of Default (PD): The likelihood of a default over a particular time horizon.

Loss Given Default: It is defined as the percentage risk of exposure that is not expected to be recovered in the event of default. It is usually expressed as a percentage of the EAD. This is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from any collateral.

Exposure at Default (EAD): It is defined as the outstanding debt at the time of default. This is an estimate of the exposure at a future default rate, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, and expected drawdowns on committed facilities.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
 For the year ended 31 December 2023
 (Amounts in SAR)

4) CRITICAL ACCOUNTING JUDGMENTS, STIMATES AND ASSUMPTION (CONTINUED)

4-2 Assumptions and Estimation Uncertainties (Continued)

4-2-4 Impairment of financial assets held at amortised cost (Continued)

Specific provision:

A specific provision is recognized on the basis of one customer to another customer at the date of each report. The fund establishes a specific provision against receivables due from some clients. Provisions are reversed only when outstanding amounts are recovered from customers.

Write-Off

The total carrying amount of financial assets is written off (either partially or completely) to the extent that there is no realistic prospect of recovery. This is generally the case when the fund determines that the debtor does not have assets or sources of income that can generate sufficient cash flows to repay the amounts subject to write-offs.

5) MATERIAL ACCOUNTING POLICIES

The material accounting policies used in the preparation of these financial statements are as follows:

Cash and cash equivalents

Cash and cash equivalents for the purpose of cash flows represent cash at banks in current accounts and other short-term highly liquid investments with original maturities of three month or less (if any) which are available to the Fund without any restrictions. Cash and cash equivalents are carried at amortized cost within the statement of financial position.

Rent receivable

Receivables are initially recognized at fair value plus incremental direct transaction costs, and subsequently at their amortized cost using effective commission method. Loss allowance for receivables is always recognized at an amount equal to lifetime expected credit losses.

Investment properties

Investment properties are non-current assets held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of operations, use in the production or supply of goods or services or for administrative purposes. Investment property is measured at cost on initial recognition and subsequently at cost less accumulated depreciation and impairment losses if any.

Investment properties are derecognized when they are sold, owner-occupied or in case of not holding it for an increase in its value.

Any gain or loss on disposal of the investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognized in profit or loss. When investment property that was previously classified as property and equipment is sold, any related amount included in the revaluation reserve is transferred to retained earnings.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labor, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalized borrowing costs

Useful lives of different components of investment properties are as follows:

Categories	Useful Life
Building	40

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
For the year ended 31 December 2023
(Amounts in SAR)

5) MATERIAL ACCOUNTING POLICIES (CONTINUED)

Benefit contracts

Benefit contracts are recorded at cost less accumulated amortization and any impairment losses. Amortization is calculated using the straight-line method over the year of the contract.

Impairment of non-current assets

The carrying value of non-financial assets is reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount, which is the higher of the asset's fair value less costs to sell and present value. If an impairment loss subsequently reverses, then the carrying amount of the asset is increased to the revised estimate of its recoverable amount, provided that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for that asset, or cash-generating unit in previous years. A reversal of an impairment loss is recognized as income directly in the statement of comprehensive income.

Accrued expenses and other liabilities

Accrued expenses and other payables are recognised initially at fair value and subsequently recognized at amortised cost using the effective commission rate method.

A provision is recognised when the Fund has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount can be made. Provision is not recognised for future operating loss.

Contract liabilities

Liabilities advanced in excess of the amount of revenue recognized, if any, are included in current liabilities as deferred rental income and recognized as revenue in the subsequent period when the related rental service is provided.

Investment transactions

Investments transactions are accounted for as of the trade date.

Management fees and other expenses

Management fees and other expenses are charged at rates / amounts within limits mentioned in terms and conditions of the fund. Management fees are charged and paid on a semi-annual basis.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of Funds.

Expenses

Expenses including Property management expenses, Fund management fees, custodial fees and other fees are recorded on accrual basis.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
For the year ended 31 December 2023
(Amounts in SAR)

5) MATERIAL ACCOUNTING POLICIES (CONTINUED)

Net assets value per unit

The net assets value per unit disclosed in the financial statements is calculated by dividing the net assets of the Fund by the number of units in issue at the year-end.

Dividend distribution

The Fund's policy is to distribute and pay at least 90% of net income as annual distributions on a quarterly basis. Does not include the profit from the sale of any real estate investment, depreciation period and impairment.

Financial instruments

Recognition and initial measurement

Receivables from operating leases issued are initially recognized when they are originated. All other financial assets and financial liabilities are initially recognized when the Fund becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a receivable from operating leases without a significant financing component) or financial liability is initially measured at fair value plus transaction costs that are directly attributable to its acquisition or issue, for an item not at Fair Value Through Profit or Loss (FVTPL). Receivable from operating leases without a significant financing component is initially measured at the transaction price.

Classification of financial assets

On initial recognition, a financial asset is classified as measured at amortized cost, fair value through other comprehensive income (FVTOCI) or fair value through profit or loss (FVTPL).

A financial asset is measured at amortized cost if it meets both of the following conditions:

- a. the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- b. the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A financial asset shall be measured at FVTOCI if both of the following conditions are met:

- a. the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- b. the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A financial asset shall be measured at FVTPL unless it is measured at amortized cost or at FVTOCI.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
 For the year ended 31 December 2023
 (Amounts in SAR)

5) MATERIAL ACCOUNTING POLICIES (CONTINUED)

Classification of financial assets (continued)

Subsequent measurement

The following accounting policies apply to the subsequent measurement of financial assets.

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in profit or loss.
Financial assets at amortized cost	These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gain, loss, and impairment are recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.

Derecognition

A financial asset is derecognised when:

- The rights to receive cash flows from the asset have expired, or
- the Fund has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a ‘pass-through’ arrangement, and either:
 - (a) The Fund has transferred substantially all the risks and rewards of the asset, or
 - (b) The Fund has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset

Financial liabilities

Initial recognition and measurement

The Fund’s financial liabilities include amounts due to related parties, accrued expenses and other liabilities. Financial liabilities are measured at amortised cost.

Subsequent measurement

Financial liabilities at amortised cost

This is the category most relevant to the Fund. After initial recognition, financial liabilities are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of comprehensive income.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of comprehensive income.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements

For the year ended 31 December 2023
(Amounts in SAR)

5) MATERIAL ACCOUNTING POLICIES (CONTINUED)

Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the asset and settle the liability simultaneously. This is generally not the case with master netting agreements unless one party to the agreement defaults and the related assets and liabilities are presented gross in the statement of financial position.

Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised as finance cost over the period of the borrowings using the EIR method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs.

Borrowings are removed from the statement of financial position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as other income or finance costs.

Revenue recognition

The Fund recognises revenue from contracts with customers based on a five-step model:

- Step 1. Identify the contract with a customer. A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria that must be met.
- Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.
- Step 3. Determine the transaction price: The transaction price is the amount of consideration to which the Fund expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.
- Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Fund will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Fund expects to be entitled in exchange for satisfying each performance obligation.
- Step 5. Recognise revenue when (or as) the entity satisfies a performance obligation.

The Fund satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- The customer simultaneously receives and consumes the benefits provided by the Fund's performance as the Fund performs; or
- The Fund's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- The Fund's performance does not create an asset with an alternative use to the Fund and the Fund has an enforceable right to payment for performance completed to date.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements

For the year ended 31 December 2023

(Amounts in SAR)

5) MATERIAL ACCOUNTING POLICIES (CONTINUED)

Revenue recognition (continued)

For performance obligations, where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied. When the Fund satisfies a performance obligation by delivering the promised services, it creates a contract asset based on the amount of consideration earned by the performance. Where the amount billed to the customer exceeds the amount of revenue recognised, this gives rise to a contract liability. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment.

The specific recognition criteria described below must also be met before revenue is recognised.

Rental income

Rental income from operating lease of properties is recognised on a straight-line basis over the term of the operating lease.

Management fees and other expenses and transaction fees

Management fees and other expenses

On a semi-annual basis, the Fund Manager charges the Fund a management fee of 0.85% per annum of the Fund's NAV. The fund manager shall also recover from the fund any other expenses incurred on behalf of the fund such as audit fees, legal fees, board compensation and other similar fees.

Transaction fees

Moreover, the fund manager charges a one-time transaction fee of 1% maximum on the purchase or sale price of real estate assets.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements

For the year ended 31 December 2023
(Amounts in SAR)

6) NEW STANDARDS, AMENDMENTS, AND INTERPRETATIONS

Amendments

A number of new amendments to standards, enlisted below, are effective this year but they do not have a material effect on the Fund's Financial Statements, except for were referenced below.

New standards, amendments and revised IFRS issued but not yet effective

The Fund has not applied the following new and revised IFRSs and amendments to IFRS that have been issued but are not yet effective.

Amendments to standard	Description	Effective for annual years beginning on or after	Summary of the amendment
IFRS 17	Insurance Contracts	January 1, 2023	This is comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, IFRS 17 (along with its subsequent amendments) will replace IFRS 4 Insurance Contracts (IFRS 4) that was issued in 2005.
IAS 1	Classification of Liabilities as Current or Non-current	January 1, 2023	The amendment has clarified what is meant by a right to defer settlement, that a right to defer must exist at the end of the reporting period, that classification is unaffected by the likelihood that an entity will exercise its deferral right and that only if an embedded derivative in a convertible liability is itself an equity instrument the terms of a liability would not impact its classification.
IAS 1 and IFRS Practice Statement 2	Disclosure of accounting policies	January 1, 2023	This amendment deals with assisting entities to decide which accounting policies to disclose in their financial statements
IAS 8	Amendment to definition of accounting estimate	January 1, 2023	This amendments regarding the definition of accounting estimates to help entities to distinguish between accounting policies and accounting estimates.
IAS 12	Income taxes	January 1, 2023	This amendment deals with clarification regarding accounting of deferred tax on transactions such as leases and decommissioning obligations
Amendment to IFRS 10 and IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	N/A	The amendments to IFRS 10 and IAS 28 deal with situations where there is a sale or contribution of assets between an investor and its associate or joint venture. Specifically, the amendments state that gains or losses resulting from the loss of control of a subsidiary.

Management anticipates that these new standards interpretations and amendments will be adopted in the Fund's financial statements as and when they are applicable and adoption of these interpretations and amendments may have no material impact on the financial statements of the Fund in the period of initial application.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
For the year ended 31 December 2023
(Amounts in SAR)

7) CASH AND CASH EQUIVALENTS

	<u>31 December 2023</u>	<u>31 December 2022</u>
Cash at bank	4,831,432	2,225,214
	<u>4,831,432</u>	<u>2,225,214</u>

Cash in current accounts are held with local banks. The Fund does not earn profit on these current accounts.

8) RENT RECEIVABLES

	<u>31 December 2023</u>	<u>31 December 2022</u>
Rent receivables	109,873,028	92,054,942
Expected credit loss expense	<u>(43,105,450)</u>	<u>(26,452,829)</u>
	<u>66,767,578</u>	<u>65,602,113</u>

The movement in expected credit loss provision is summarized as follows:

	<u>31 December 2023</u>	<u>31 December 2022</u>
1 January	(26,452,829)	(22,383,416)
Charge of the year	<u>(16,652,621)</u>	<u>(4,069,413)</u>
31 December	<u>(43,105,450)</u>	<u>(26,452,829)</u>

9) INVESTMENTS CARRIED AT FVTPL

<u>31 December 2023</u>	<u>Fund manager</u>	<u>Number of units</u>	<u>Cost</u>	<u>Market Value</u>
Al Rajhi Commodity Fund	Al Rajhi Capital	-	-	-

<u>31 December 2022</u>	<u>Fund manager</u>	<u>Number of units</u>	<u>Cost</u>	<u>Market Value</u>
Al Rajhi Commodity Fund	Al Rajhi Capital	34,477	5,607,409	5,739,905

9-1 Movement in investments carried at fair value through profit or loss

	<u>31 December 2023</u>	<u>31 December 2022</u>
Cost		
As at the beginning of the year	5,739,905	15,715,268
Additions during the year	25,000,000	12,000,000
Disposals during the year	<u>(30,739,905)</u>	<u>(22,300,000)</u>
As at the end of the year	-	5,415,268
Change in fair value	-	324,637
Net investment as at the end of the year	<u>-</u>	<u>5,739,905</u>

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements

For the year ended 31 December 2023

(Amounts in SAR)

10) PREPAID EXPENSES AND OTHER CURRENT ASSETS

	31 December 2023	31 December 2022
Due from Related Party	11,247	11,247
Prepaid Expenses	32,360	263,333
Other Current Assets	722,827	307,075
Prepaid Rent	366,667	366,667
VAT Receivable	1,197,391	54,980
	<u>2,330,492</u>	<u>1,003,302</u>

11) INVESTMENT PROPERTIES, NET

	<u>Note</u>	<u>Land</u>	<u>Building</u>	<u>Total</u>
<u>Cost</u>				
Balance the beginning of the year		843,638,767	870,545,647	1,714,184,414
Additions during the year		-	307,530	307,530
Disposals during the year		(74,456,142)	(72,123,858)	(146,580,000)
Balance at the end of year		<u>769,182,625</u>	<u>798,729,319</u>	<u>1,567,911,944</u>
<u>Accumulated Depreciation</u>				
Balance the beginning of the year		-	(97,500,854)	(97,500,854)
Charge for the year	11-1	-	(21,740,489)	(21,740,489)
Disposals depreciation		-	5,256,150	5,256,150
Balance at the end of year		<u>-</u>	<u>(113,985,193)</u>	<u>(113,985,193)</u>
<u>Impairment</u>				
Balance the beginning of the year		-	(63,927,299)	(63,927,299)
Reversal of provision of impairment during the year	11-3	-	15,673,479	15,673,479
Reversal of provision of impairment for disposals		-	4,936,973	4,936,973
Balance at the end of year		<u>-</u>	<u>(43,316,847)</u>	<u>(43,316,847)</u>
Book Value:				
as of 31 December,2023		<u>769,182,625</u>	<u>641,427,279</u>	<u>1,410,609,904</u>
	<u>Note</u>	<u>Land</u>	<u>Building</u>	<u>Total</u>
<u>Cost</u>				
Balance the beginning of the year		843,638,767	869,059,259	1,712,698,026
Additions during the year		-	1,486,388	1,486,388
Balance at the end of year		<u>843,638,767</u>	<u>870,545,647</u>	<u>1,714,184,414</u>
<u>Accumulated Depreciation</u>				
Balance the beginning of the year		-	(76,317,535)	(76,317,535)
Charge for the year	11-1	-	(21,183,319)	(21,183,319)
Balance at the end of year		<u>-</u>	<u>(97,500,854)</u>	<u>(97,500,854)</u>
<u>Impairment</u>				
Balance the beginning of the year		-	(68,453,903)	(68,453,903)
Reversal of provision during the year	11-3	-	4,526,604	4,526,604
Balance at the end of year		<u>-</u>	<u>(63,927,299)</u>	<u>(63,927,299)</u>
Book Value:				
as of 31 December,2022		<u>843,638,767</u>	<u>709,117,494</u>	<u>1,552,756,261</u>

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
For the year ended 31 December 2023
(Amounts in SAR)

11) INVESTMENT PROPERTIES, NET (CONTINUED)

Investments properties consist of 25 property, which are as follows:

<ul style="list-style-type: none"> - Smart Tower: Office & Retail in Al-Olaya District, Riyadh - Jubail Views Residential Compound: A residential compound closed in Rawdah Al Khalidiya in Jubail. - Mena Warehouses Complex: Three warehouses (administrative and service offices) in Al-Mina area in Dammam - The Grand (A) Residential Building: An integrated residential property located in the Anwar of Dammam - Education & Skills School: An educational building located in Al-Deraiya governorate in Riyadh - Rasil Medical Center: A medical center building located in Al- Mansourah district in Riyadh - City Life Plaza: A commercial property in the Monceya in Riyadh. - Al-Wadi District Warehouses: represents a warehouse and a residential building and is located in the valley district in Jeddah - Jeddah Khumarh Warehouses: a warehouse located in the Sarawat district in Jeddah - Riyadh Al-Azizia Warehouses (1): A warehouse located in Al-Aziziya district in Riyadh - Motoon Towers: A hotel property located in Al- Olaya in Riyadh. - Al-Fanar Commercial Complex: Commercial real estate in Al-Raka in Al-Khobar - AlSitteen Commercial Center: Commercial-Office Property in Al-Zubat district in Riyadh. 	<ul style="list-style-type: none"> - The Grand (B) Commercial Building: An educational property located in the Anwar of Dammam - Dammam Labor Housing: Two residential buildings for workers located in the port area of Dammam - Jubail Employees Residential Buildings: Four residential buildings located in three close areas in the north of Jubail - Khobar Labor Housing: A residential building for workers in Al-Thaqbah in Al-Khobar - Jeddah Office Tower: An administrative and office building located in the Zahra of Jeddah. - Sulay Warehouses Complex: A collection of walled warehouses located in Al-Sulay in Riyadh. - Khalidiya District Warehouses(1): Two warehouses located in the northern Khalidiya district of Dammam - Dammam Labor Housing (2): Three residential buildings in Al-Mina district in Dammam - Al-Khalidiyyah District Warehouses (2): A warehouse located in the Khalidiya district in Dammam. - Riyadh Al-Azizia Warehouses (2): A warehouse located in Al-Aziziya district in Riyadh. - AlSharq Logistics Complex: Warehouses located in Al- Sulay in Riyadh.
---	---

11-1 The Fund charge depreciation on building over 40 years. Depreciation is calculated on a straight-line basis.

11-2 All properties are registered in the name of the company "Derayah Real Estate Custody" ("the SPV"), except for the real estate secured by obtaining loans (see note 18). The SPV are holding these properties for beneficial ownership of the Fund and does not process any controlling interests or any stake in the real estate

11-3 On July 31, 2023, Al-Sharq Warehouse Complex was sold for 158,139,535 riyals in accordance with contract No. (13-17-06-04-01-08-674) signed through Hefz Al-Daryah Real Estate Company.

11-3 The Fund manager periodically reviews its investment properties to determine if there is any indication of impairment in assets value. An impairment loss is considered as the amount that exceeds the carrying value of the investment properties its recoverable value, which is higher than the fair value of the assets less the cost of sale and the value of its use. As of 31 December 2023, Impairment provision has been reversed in amount of SR 15.7 million, and as of December 31, 2022, Part of the impairment recorded in previous years, amounting to 4.5 million Saudi riyals, was reversed.

The average fair value of the investment properties has been rated as Level 3 fair value based on the inputs to the valuation techniques used.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
For the year ended 31 December 2023
(Amounts in SAR)

12) BENEFIT CONTRACTS, NET

The usufruct contracts consist of the real estate of The Valley Commercial Complex: a shopping center in Al-Ahsa.

	31 December 2023	31 December 2022
Cost		
Balance at the beginning of the year	41,274,864	41,274,864
Balance at end of the year	41,274,864	41,274,864
Accumulated Amortization		
Balance at the beginning of the year	(10,170,312)	(8,209,756)
Charge for the year	(2,172,569)	(1,960,556)
Balance at end of the year	(12,342,881)	(10,170,312)
Book Value:		
Balance as of 31 December	28,931,983	31,104,552

13) GAIN FROM INVESTMENTS CARRIED AT FVTPL

	2023	2022
Realized gain from investments carried at FVTPL	204,233	237,057
Unrealized gain from investments carried at FVTPL	-	87,580
	204,233	324,637

14) EFFECT OF NET ASSET VALUE IF INVESTMENT PROPERTIES ARE FAIR VALUED

In accordance with Real Estate Investment Funds Regulations issued by the Capital Market Authority in the Kingdom of Saudi Arabia, the Fund Manager evaluates the Fund's assets based on an average of two evaluations prepared by independent evaluators. As set out in the terms and conditions of the Fund, net asset value declared are based on the market value obtained. However, investment property is stated at cost less accumulated depreciation and impairment, if any, in these financial statements. Accordingly, fair value is disclosed below for the purpose of obtaining information and is not accounted for in the books of the Fund.

The fair value of real estate investments and benefit contracts is determined by valuers of each asset, namely Value Expert, Esnad real estate valuation company, and 1 Alrai real estate valuation company (2 valuers for each property). The following is an assessment of real estate investments and benefit contracts as at 31 December:

31 December 2023	First Appraiser	Second Appraiser	Average
Investment properties	1,443,792,923	1,490,019,000	1,466,905,962
Benefit contracts	33,200,330	36,597,000	34,898,665
Total	1,476,993,253	1,526,616,000	1,501,804,627
31 December 2022	First Appraiser	Second Appraiser	Average
Investment properties	1,559,353,358	1,576,585,394	1,567,969,376
Benefit contracts	33,200,330	35,508,000	34,354,165
Total	1,592,553,688	1,612,093,394	1,602,323,541

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
For the year ended 31 December 2023
(Amounts in SAR)

**14) EFFECT OF NET ASSET VALUE IF INVESTMENT PROPERTIES ARE FAIR VALUED
(CONTINUED)**

The management used the average valuations for the purpose of disclosing the fair value of investment properties and benefit contracts.

The investment and benefit contracts were valued taking into consideration number of factors, including the area and type of property and valuation techniques using material unobservable inputs, including the financial & fragmentation plot analysis, the cost method, the direct comparison method, and residual value method. Below is an analysis of the investment properties fair value versus cost:

	<u>31 December 2023</u>	<u>31 December 2022</u>
Estimated fair value of investment properties and benefit contracts based on the average of the two valutors used	1,501,804,627	1,602,323,541
Less book value:		
Investment properties	(1,410,609,904)	(1,552,756,261)
Benefit contracts	(28,931,983)	(31,104,552)
Increase in estimated fair value of carrying value	62,262,740	18,462,728
Units in issue (numbers)	107,507,035	107,507,035
The additional share of the unit of estimated fair value	0.579	0.172
Net asset attributable to unitholders:		
	<u>31 December 2023</u>	<u>31 December 2022</u>
Net assets attributable to unitholders as per the financial statements before fair value adjustment	884,475,609	882,036,779
Increase in estimated fair value of carrying value	62,262,740	18,462,728
Net value of assets attributable to unit holders on the basis of fair value of investment property and benefit contracts	946,738,349	900,499,507
Net asset attributable to each unit:		
	<u>31 December 2023</u>	<u>31 December 2022</u>
Carrying value per unit as per the financial statements before fair value adjustment	8.227	8.204
The unit value is based on fair value	0.579	0.172
Net assets attributable to each unit	8.806	8.376

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements

For the year ended 31 December 2023

(Amounts in SAR)

15) TRANSACTIONS AND BALANCE WITH RELATED PARTY

Related parties to the Fund include Derayah Financial (Fund Manager) , Al- Inma Investment Company (Custodian) and BOD members. In the ordinary course of its activities, the Fund transacts business with related parties. And any party that has the ability to control another party or exercise a material influence over it in making financial or operational decisions.

The significant related party transactions entered into by the Fund during the year and the balances resulting from such transactions are as follows:

Related Party	Nature of Transactions	Amount of transactions	Balance
		31 December 2023	31 December 2023
Deraya Financial Al- Inma Investment Company	Management fees	7,739,890	(4,427,604)
	Dealing fees	1,581,390	-
	*Custodial fees	120,000	(120,000)
BOD members	Attendance allowances and bonuses	-	(8,000)

Related Party	Nature of Transactions	Amount of transactions	Balance
		31 December 2022	31 December 2022
Deraya Financial Al- Inma Investment Company	Management fees	7,648,386	(4,427,609)
	Custodial fees	120,000	(120,000)
	Attendance allowances and bonuses	8,000	(16,000)

The following is the number of units held by the fund manager as of December 31:

Related Party	Nature of Related Party	31 December 2023	31 December 2022
Derayah Financial	Fund Manager	2,596,559	2,596,559

The Fund, during its normal business cycle, conducts transactions with related parties. Transactions with related parties are subject to restrictions set by the Terms and Conditions. All transactions with related parties are disclosed to the fund's board of directors.

* The fund pays the custodian fees in the amount of 120,000 Saudi riyals annually, which are due on a daily basis and paid on a Semiannual basis to the custodian.

16) RENTAL INCOME

	31 December 2023	31 December 2022
Rental income	103,489,386	123,127,631
	<u>103,489,386</u>	<u>123,127,631</u>

Rental income from investment properties is recognized on a time proportion basis.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
For the year ended 31 December 2023
(Amounts in SAR)

17) LONG-TERM BORROWINGS

During the year ending 31 December 2020, the Fund obtained a long-term loan of SAR 168 million from Riyadh Bank for a period of seven years. The loan bears a variable commission and the commission is paid over the life of the loan on a semi-annual basis. The loans are secured by mortgaging the following properties (Al-Jubail Views Residential Complex, Al-Mina Warehouses Complex, City Life Plaza Commercial Complex, Motoon Towers, Al-Fanar Commercial Complex, Grand (A) Residential Complex, Al-Wadi District Warehouses, Al-Sittin Commercial Center, Grand (B) Commercial Complex Staff accommodation buildings in Jubail, labor accommodation buildings in Dammam, labor accommodation buildings in Khobar, Khaleeja Business Building, Russell Medical Center, Education and International Skills School, Jeddah Office Tower, Al Sulay Warehouses Complex, Al Khalidiya Warehouses (1), labor accommodation buildings in Dammam (2), Al-Khamra warehouses in Jeddah, G-Azizia warehouses (1), Al-Azizia district warehouses (2), Al-Sharq warehouse complex).

The Fund also obtained a loan of 105.5 million Saudi riyals from Al-Rajhi Bank for a period of seven years. The loan carries a variable commission and the commission is paid over the term of the loan on a semi-annual basis. The loan is secured by a mortgage over the Smart Tower property.

During the year 2022, Derayah REIT Fund restructured the existing loan, as it obtained a long-term loan in the amount of 642 million Saudi riyals from Al-Rajhi Bank for a period of seven years. The loan bears a variable commission that is paid over the loan on a semi-annual basis, and the amount was used to pay off the loan from Riyadh Bank in full, amounting to 642 million Saudi riyals. Accordingly, cumulative balance with Al-Rajhi Bank amount to 747 million Saudi riyals, guaranteed by mortgaging all the real estate of Derayah REIT Fund to Al-Rajhi Bank as a guarantee for the financing granted to the Fund, provided that those Title deeds are released after the full value of the loans for Al-Rajhi Bank is paid.

During the year 2023, the Fund concluded contracts for facilities to extend the loan maturity period for another maturity period.

Type of the loan	Nature of the loan	Balance as of		Commission expense	
		31 December 2023	31 December 2022	31 December 2023	31 December 2022
Tawaruq	Long term	607,982,834	747,982,834	49,977,496	37,517,869
		607,982,834	747,982,834	49,977,496	37,517,869

	31 December 2023		
	Riyad Bank	Al Rajhi Bank	Total
Balance at the beginning of the year	-	747,982,834	747,982,834
Drawn during the year	-	1,404,277,520	1,404,277,520
Repayment during the year	-	(1,544,277,520)	(1,544,277,520)
Balance at end of the year	-	607,982,834	607,982,834

Accrued Finance Fees

	31 December 2023	31 December 2022
Balance at the beginning of the year	2,399,565	5,249,168
Charged during the year	49,977,496	37,517,869
Paid during the year	(52,377,061)	(40,367,472)
Balance at end of the year	-	2,399,565

18) ZAKAT

According to the zakat rules for investment funds, investment funds are not subject to the collection of zakat in accordance with the rules for collecting zakat from investors in investment funds, provided that they do not carry out economic activities or investment activities that are not stipulated in the terms and conditions of those investment funds. The fund manager must submit an information declaration to the Authority within a period not exceeding 120 days from the end of the financial year. The fund manager has registered the fund and will submit the annual zakat information return to the Authority.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
For the year ended 31 December 2023
(Amounts in SAR)

19) FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

The Fund activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Fund's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Fund's financial performance.

Financial instruments carried in these financial statements principally include Cash and cash equivalents, rent receivables, Investment carried at FVTPL, accrued management fees, Accrued finance expenses, Due to related parties, Accrued expenses and other liabilities and Long-term borrowing. The particular recognition methods adopted are disclosed in the individual policy statements associated with each item. Financial assets and liabilities are offset and net amounts reported in the financial statements, when the Fund has a legally enforceable right to set off the recognized amounts and intends either to settle on a net basis, or to realize the asset and liability simultaneously.

Market risk

The fund will be subject to the general conditions of the real estate sector in Saudi Arabia, which itself is influenced by a variety of factors such as, but not limited to the overall macroeconomic growth in the kingdom, interest rates, demand-supply, availability of financing, investor sentiment, liquidity, legal and regulatory requirement. The fund management monitors on a regular basis the fluctuation and changes in the overall economic environment and believes that the impact of such changes is not significant to the fund.

(i) Price risk

Price risk is the risk that the value of the Fund's financial instruments will fluctuate as a result of changes in market prices caused by factors other than foreign currency and commission rate movements.

The price risk arises primarily from uncertainty about the future prices of financial instruments that the Fund holds. The Fund Manager diversifies the investment portfolio and closely monitors the price movement of its investments in financial instruments. As of the statement of financial position date, Fund has equity investments.

Credit risk

The Fund is exposed to credit risk, which is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to due from related parties an obligation. The Fund is exposed to credit risk for its rental receivables, due from related parties and bank balances.

Its Fund's policy to enter into financial instrument contracts with reputable counterparties. The Fund seeks to limit its credit risk by monitoring credit exposures, limiting transactions with specific counterparties and continually assessing the creditworthiness of counterparties.

When calculating the expected credit loss allowance for lease receivables, a provision matrix is used based on historical loss rates over the expected life of the receivable adjusted for future estimates.

The following table shows the maximum exposure to credit risk for the contents of the statement of financial position:

	31 December 2023		31 December 2022	
	exposure	Expected credit losses	exposure	Expected credit losses
Cash and cash equivalents	4,831,432	-	2,225,214	-
Rent receivables	109,873,028	(43,105,450)	92,054,942	(26,452,829)

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements

For the year ended 31 December 2023

(Amounts in SAR)

19) FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (CONTINUED)

Credit risk (Continued)

Liquidity risk

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

The Fund Manager monitors liquidity requirements by ensuring that sufficient funds are available to meet any commitments as they arise, either through new subscriptions, liquidation of the investment portfolio or by taking short term loans from the Fund Manager.

	31 December 2023		
	Less than 1 year	More than 1 year	Total
Management fee payable	4,427,604	-	4,427,604
Due to related parties	1,818,659	-	1,818,659
Accrued expenses and other liabilities	4,288,011	-	4,288,011
long term loans	-	607,982,834	607,982,834
TOTAL LIABILITIES	10,534,274	607,982,834	618,517,108

	31 December 2022		
	Less than 1 year	More than 1 year	Total
Management fee payable	4,427,609	-	4,427,609
Accrued financing expenses	2,399,565	-	2,399,565
Accrued expenses and other liabilities	4,935,197	-	4,935,197
Zakat provision	5,964,130	-	5,964,130
long term loans	-	747,982,834	747,982,834
TOTAL ASSETS	17,726,501	747,982,834	765,709,335

Interest rate risk

Interest rate risks are the exposures to various risks associated with the effect of fluctuations in the prevailing interest rates on the Fund's financial positions and cash flow.

The Fund's interest rate risks arise mainly from its borrowings and short-term deposits, which are at fixed rate of interest and are not subject to re-pricing on a regular basis.

Interest rate risks are the exposures to various risks associated with the effect of fluctuations in the prevailing interest rates on the Fund's financial positions and cash flow.

The Fund's interest rate risks arise mainly from its borrowings, which are at variable of interest rate and the sensitivity analysis as follows: -

	31 December 2023			
	Income Statement		Statement of NAV	
	Increase 100 points	Reduce 100 points	Increase 100 points	Reduce 100 points
Interest rate fluctuations	%1	%1	%1	%1
Cash-flow sensitivity (net)	6,079,828	(6,079,828)	6,079,828	(6,079,828)

	31 December 2022			
	Income Statement		Statement of NAV	
	Increase 100 points	Reduce 100 points	Increase 100 points	Reduce 100 points
Interest rate fluctuations	%1	%1	%1	%1
Cash-flow sensitivity (net)	7,479,828	(7,479,828)	7,479,828	(7,479,828)

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
For the year ended 31 December 2023
(Amounts in SAR)

19) FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (CONTINUED)

Operational risk

Operational risk is the risk of direct or indirect loss arising from a variety of causes associated with the processes, technology and infrastructure supporting the Fund's activities either internally or externally at the Fund's service provider and from external factors other than credit, liquidity, currency and market risks such as those arising from the legal and regulatory requirements.

Fair value estimation

The Fund classifies fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. 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 table below presents the financial instruments at their fair value as at 31 December, based on the fair value hierarchy:

	31 December 2023			
	Level 1	Level 2	Level 3	Total
Investment property	-	-	1,410,609,904	1,410,609,904
Benefit contract	-	-	28,931,983	28,931,983
Total	-	-	1,439,541,887	1,439,541,887

As at 31 December 2023, the Fund's financial instruments include cash and cash equivalents, rentals receivable, management fees payable, financing expenses payable, amounts due to related parties, payable expenses and other liabilities, and long-term loans. Except for investments carried at fair value through profit or loss, all financial instruments are measured at amortized cost and their carrying values approximate their fair value.

The fair value of financial instruments that are not quoted in an active market is determined using valuation methods. These valuation methods maximize the use of observable market data and rely as little as possible on the entity's own estimates. If all significant inputs required to measure the fair value of an instrument are observable, then the instrument is classified within Level 2. If one or more significant inputs are not based on observable market data, then the instrument classified within Level 3. Changes in assumptions of These inputs can affect the reported fair value of items in these financial statements and the level within which items are disclosed in the fair value hierarchy.

Financial assets at fair value through profit or loss that are classified under level 2 include investments in open-ended public funds, whose fair values are determined based on the last recorded net asset value as of the reporting date.

There were no transfers between the different levels of the fair value hierarchy during the current or previous year.

For assets not carried at fair value but for which fair value has been disclosed, valuation of investment properties and benefit contract has been disclosed in note 14, and accordingly it is classified within Level 3 of the fair value hierarchy. The principal inputs include:

Discount Rates are that reflect current market assessments of uncertainty in the amount and timing of cash flows.

Capitalization Rates are based on the actual location, size and quality of the properties and taking into account market data on the date of the valuation.

Future Rental Cash Flows are based on the actual location, type and quality of the properties and supported by the terms of any existing lease or other current contracts or external evidence such as current market rents for similar properties.

DERAYAH REIT FUND
A Real Estate Investments Traded Fund
(Managed by Derayah Financial Company)

Notes to the financial statements
For the year ended 31 December 2023
(Amounts in SAR)

20) Dividends

- On 1 January, 2023, the fund manager agreed to distribute profits to shareholders for the period ending on 31 December 2022 in the amount of 0.140 Saudi riyals per unit, with a total amount of 15,000,000 Saudi riyals to its unit holders.
- On 2 April, 2023, the fund manager agreed to distribute profits to shareholders for the period ending on 31 March 2023 in the amount of 0.112 Saudi riyals per unit, with a total amount of 12,040,788 Saudi riyals to its unit holders.
- On 3 July, 2023, the fund manager agreed to distribute profits to shareholders for the period ending on 30 June 2023 in the amount of 0.100 Saudi riyals per unit, with a total amount of 10,750,704 Saudi riyals to its unit holders.
- On 2 January, 2022, the fund manager agreed to distribute profits to shareholders for the period ending on 31 December 2021 in the amount of 0.180 Saudi riyals per unit, with a total amount of 19,351,266 Saudi riyals to its unit holders.
- On 3 April, 2022, the fund manager agreed to distribute dividends to shareholders for the period ending on 31 March, 2022 in the amount of 0.180 Saudi riyals per unit, with a total amount of 19,351,266 Saudi riyals to its unit holders.
- On 3 July, 2022, the fund manager agreed to distribute dividends to shareholders for the period ending on 30 June 2022 in the amount of 0.180 Saudi riyals per unit, with a total amount of 19,351,266 Saudi riyals to its unit holders.
- On 2 October, 2022, the fund manager agreed to distribute profits to shareholders for the period ending on 30 September, 2022 in the amount of 0.160 Saudi riyals per unit, with a total amount of 17,201,126 Saudi riyals to its unit holders

	31 December 2023	31 December 2022
The paid portion of the dividend	37,832,014	75,212,292
The unpaid portion of the dividend	-	42,632
The total dividend	37,832,014	75,254,924

According to the terms and conditions of the fund (note 1), the fund aims to distribute quarterly profits of not less than 90% of the net profits of the fund. The fund manager distributes profits on the basis of the cash generated from operations, where the cash generated from operations is calculated by adding the cost of depreciation and the decline in the value of real estate investments to the net profits as mentioned in the statement of comprehensive income during the year ending on 31 December, 2023.

21) SUBSEQUENT EVENTS

On 25 January 2024, the fund manager agreed to distribute profits to shareholders for the period ending on 31 December, 2023 in the amount of 0.086 Saudi riyals per unit, with a total amount of 9,207,356 Saudi riyals to its unit holders.

22) SEGMENT INFORMATION

The Fund invested in 25 real estate investments in the Kingdom of Saudi Arabia. As they are invested in a single industry sector and one country, no segment information has been presented.

23) LAST VALUATION DAY

The last valuation day of the period was 31 December 2023 (2022: 31 December 2023).

24) APPROVAL OF THE FINANCIAL STATEMENTS

These financial statements were authorized for issue by the Fund Manager on 11 March 2024 (corresponding to 1 Ramadan 1445 H).