

Derayah REIT

2026 Third Quarter Statement

Fund Manager

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

Derayah REIT

Derayah REIT is a Shariah compliant closed-end real estate investment traded fund. The Fund operates in accordance with the Real Estate Investment Funds Regulations issued by the Capital Market Authority. The Fund aims to generate income to the investors' capital through investing in income-generating real estate assets in accordance with the strategy set out in the Fund's Terms & Conditions and the relevant regulations. The Fund distributes quarterly dividends of no less than ninety percent (90%) of net profits to Fund's Unitholders. It is worth noting that all assets and amounts related to the fund are denominated and allocated in Saudi Riyals.

Basic Information

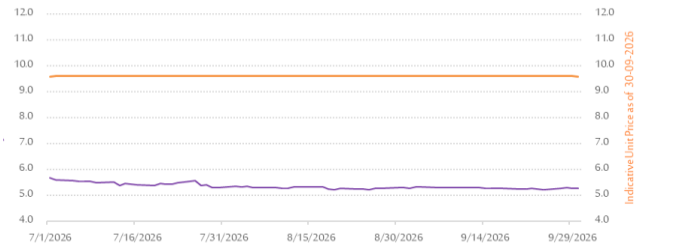
Listing Date	26 Mar 2018
Fund Term	99 Years
IPO Price	SR 10
Fund Management Fees	0.85% of net assets value annually
Custody Fees	0.03% of net assets value, capped at SR120,000 annually
Valuation Frequency	Semi-Annual, end of Jun and Dec of every Gregorian Year
Outstanding Units	107,507,035 Units
Number of Properties	24 Properties
Fund Currency	Saudi Riyal
Dividends Distribution	Quarterly cash dividends of no less than 90% of Fund's net profits

Financial Indicators

Total Asset Value [1] - Fair Value	SR 1,703,905,068
Net Asset Value [2] - Fair Value	SR 1,030,607,827
Fund Size	SR 1,685,070,350
***Banking Facility**	SR 610,000,000
Loan % to Total Asset Value	36%
Period for Fulfillment	4 Years
Banking Facility Due Dates	April, 2030
Net Rental Income on Unit Price [3]	4,37%
Expense Ratio of 2026 Q3[4]	0.184%
Cost Ratio of 2026 Q3[5]	0.690%

Unit Price Performance For 2026 Q3

Unit Market Price [6]	SR 5.25
NAV Per Unit - Fair Value [7]	SR 9.59



Total Expenses for 2026 Q3 and Their % of Total Asset Value and Cap Limit for Expenses

Expenses	Amount (SR)	Percentage	Limit Cap
Management Fee	2,202,745	%0.0129	0.85% of net asset value
Custody Fee	30,000	%0.002	120,000 Annually
Audit Fee	15,000	%0.001	60,000 Annually
Shariah Consultant	4,687.50	%0.000	18,750 Annually
Valuation Fee	97,158.38	%0.006	10,000 Per property annually
Independent Board Fees	-	%0.000	24,000 Annually to all independent members
Property Management Fee	1,460,608	0.068%	7% of Collected rent annually
Financing Fee	10,205,500	%0.599	At prevailing market rates
Other Expenses	855,971	0.050%	0.05% of total asset value annually
CMA Fee	1,875	%0.000	7,500 Annually
Tadawul and Edaa Fee	20,000	0.001%	705,000 Annually

Dividends Distribution 2026 Q3

Total Dividends Distributed	TBD
Outstanding Units	107,507,035 Units
Dividends Distributed per Unit	TBD
Distribution as % of Net Asset Value	TBD
Distribution Eligibility	TBD

Previous Fund Distributions

2026 Q2	SR 10,750,703.50	107,507,035 Units	SR 0.10
2026 Q1	SR 10,750,703.50	107,507,035 Units	SR 0.10
2025 Q4	SR 9,675,633	107,507,035 Units	SR 0.09
2025 Q3	SR 9,675,633	107,507,035 Units	SR 0.09

List and Percentages of Properties in Fund's Portfolio

	Property	Occupancy [8]	Weight [9]		Property	Occupancy [8]	Weight [9]
1	Smart Tower	87%	%15.82	13	Learning Time School	100%	3.24 %
2	Sulay Warehouses Complex	88%	17.79%	14	AlKhaleejiah Business Center	100%	2.62%
3	Jubail Views Residential Compound	89%	6.17%	15	The Valley Commercial Center	43%	1.69%
4	Dammam Warehouses Complex	100%	7.51%	16	Al-Khalidiyah District Warehouses (2)	100%	2.75 %
5	City Life Plaza	86%	6.55%	17	Grand B Commercial Building	100%	2.03%
6	Motoon Tower	100%	5.52%	18	Raseel Medical Center	100%	1.56%
7	Jeddah Office Tower	100%	3.76%	19	Jubail Employees Residential Buildings	98%	1.33%
8	Al-Fanar Commercial Complex	100%	3.94%	20	Khalidiya District Warehouses	95%	1.15%
9	Grand A Residential Building	100%	2.91%	21	Riyadh Al-Azizia Warehouses (1)	100%	1.61%
10	Al-Wadi District Warehouses	100%	3.48%	22	Riyadh Al-Azizia Warehouses (2)	100%	1.36%
11	Jeddah Khumrah Warehouses	100%	3.20%	23	Dammam Labor Housing (2)	100%	0.84%
12	AlSitteen Commercial Center	78%	2.97%	24	Khobar Labor Housing	100%	0.19%

Fundamental and Non-Fundamental Changes affecting Fund Assets (New Properties)

None.

1 Number represent the position as in 30/06/2026 and are unaudited
2 Number represent the position as in 30/06/2026 and are unaudited
3 Net Rental Income is Total Rental Income for the Quarter, to unit market price as of 30/09/2026 (Last Trading Day of the Period)
4 Expenses represents fees paid for managing the fund including management fee, custody, audit, shariah advisory, listing and registering the fund fees, to total assets value
5 Costs includes property management fees, valuations fees and financing fees, to total assets value
6 Closing Price in the Saudi Stock Exchange (Tadawul) as in 30/09/2026 (Last Trading Day of the Period)
7 Net asset value per unit based on the average of properties valuation after deducting all fund expenses including remaining facility amount, and is calculated by dividing net assets value by number of units in the relevant day
8 Calculated of gross leasable area
9 As per average valuation as in 30/06/2026
* The fund's existing financing has been allocated for the purpose of asset acquisition.
It is worth noting that the fund is classified as a high-risk investment product, and its performance may be affected by market fluctuations.

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