



- 1) Unit Price as at the end of Q3 according to the most recent valuation, which is equal of the Unit trading price on the Exchange (closing price) and the Net Asset Value per Unit (NAV/Unit) of the Fund as at the end of Q3:

Unit Price at the End of Q3 according to the Most Recent Valuation	Saudi Riyal
Unit Trading Price on the Exchange (Closing Price as at the end of Q3)	SAR 5.52
Net Asset Value per Unit of the Fund at the end of Q3*	SAR 8.9678

* Calculated using the following equation: (Total Fund Assets - Fund Obligations) / Number of Fund Units. (Unaudited)

- 2) Rental Income to Unit Price:

Item	Q3
Rental Income to Unit Price for Q3*	3.68%
Gross Rental Income for Q3	SAR 28,660,671

* This is the Fund's net income from its investment in income generating real estate assets during Q3 to the market value of the Units.

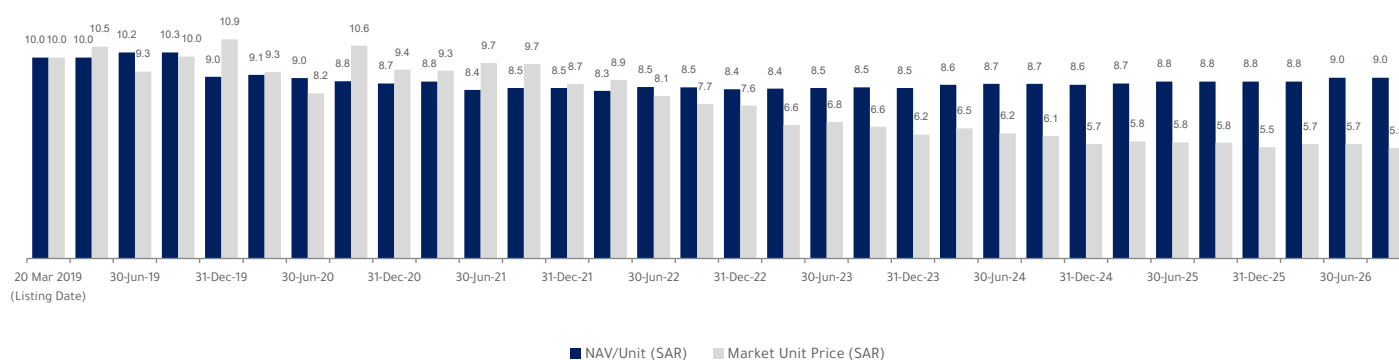
- 3) Total Expenses and Fees Borne by the Fund and their Percentage of the Most Recent Total Asset Value of the Fund, and the Upper Limit of All Expenses, as at the End of Q3:

Item (Cash Expenses)	Amount (SAR) from the Most Recent Valuation of the Fund's Total Asset Value	Percentage of Most Recent Valuation of the Fund's Total Asset Value	Upper Limit of All Expenses
Fund Management Fees	SAR 2,395,397	0.125%	Not exceeding 0.75% of the Fund's NAV according to the most recent valuation of the Fund
Fund Operator Fees	SAR 79,847	0.004%	Annual fee of 0.025% of the Fund's NAV
Custodian Fees	SAR 117,665	0.006%	Annual fee of 0.025% of the total asset value of the Fund according to the most recent audited financial statements
TADAWUL Registration Fees	SAR 100,822	0.005%	SAR 400,000 payable annually to the Securities Depository Center (EDAA) for management of the Unitholders' Register
TADAWUL Listing Fees	SAR 59,966	0.003%	0.03% annually of the Fund's market value (up to a maximum of SAR 300,000)
Auditor's Fees	SAR 20,164	0.001%	Lump sum of SAR 80,000 annually
Shari'ah Supervisory Committee Fees	SAR 3,781	0.000%	Lump sum of SAR 15,000 annually
Directors' Remuneration	SAR 2,521	0.000%	Up to SAR 42,000 annually
Financing Costs	SAR 10,936,328	0.569%	N/A
Other*	SAR 2,590,356	0.135%	These expenses are not expected to exceed 0.5% annually of the total assets of the Fund, excluding fees, commissions and taxes subject to government laws and regulations

* Other expenses include non-recurring expenses in the fund plus VAT.

Item 'non-cash' expenses	Amount (SAR) from the Most Recent Valuation of the Fund's Total Asset Value	Percentage of Most Recent Valuation of the Fund's Total Asset Value	Upper Limit of All Expenses
Depreciation of real estate investments and right-of-use asset	SAR 10,909,034	0.568%	N/A
Total Fund Fees and Expenses (cash and non-cash)	SAR 27,215,881	1.416%	N/A

4) Unit Trading Price on the Exchange (Closing Price) in Q3, and the Fund's Net Asset Value per Unit for the same Period:



* Net Asset Value as at 30 September 2026 (Unaudited).

5) List of All Properties Comprising the Fund's Portfolio, the Ratio of each Property to Total Assets, and the Percentage Occupancy Rate of each Property as at the end of Q3:

Names of All Properties Comprising the Fund's Portfolio	Ratio of the Value of Each Property to Total Assets *	Percentage Occupancy of Each Property
Almalga Residential Compound**	15.32%	74%
Gallery Mall	6.97%	60%
Palazzo Plaza	3.63%	60%
BIN II Plaza	5.22%	100%
Elite Commercial Center	8.62%	100%
Elegance Tower	26.02%	100%
Vision Education Colleges - Riyadh (formerly Al-Farabi)	10.98%	100%
Vision Education Colleges Training Building (formerly Al-Farabi)***	4.31%	100%
Vision Colleges for Education - Jeddah	5.19%	100%
Akun Warehouses	10.89%	100%

* As at 30 September 2026 (Unaudited).

** The decline in the occupancy rate is primarily attributable to the exit of two institutional tenants that had occupied approximately 73 units. The Fund Manager is currently working to finalize the agreement with new institutional tenants to lease around 60 units, in addition to continuing marketing and leasing efforts to re-lease the remaining vacant units, thereby contributing to enhancing the occupancy rate and improving the property's operational performance.

*** The property is fully leased to Vision Colleges Company; however, development work has not yet been completed, leaving the asset under construction and delaying its intended operational use. The Fund Manager is evaluating and monitoring available options in accordance with the contract terms, safeguarding the interests of unit holders and aligning with the fund's strategy.

6) Details of Fund Property Acquisitions in Q3:**a) Real Estate Assets Acquired in Q3:****1. Detailed Description of Real Estate Assets Acquired in Q3:**

No Real Estate assets were acquired in Q3.

2. Sources of Funding / Acquisition Process of Real Estate Assets:

N/A.

3. Previous and Target Rental Returns of each Property / Utility, and their Ratio to Total Rental Income:

N/A.

4. Target Gross and Net Returns before and after Increase of Fund Leverage:

N/A.

5. Valuation of Property to be Acquired:

N/A.

b) Additional Risks of Increased Fund Leverage:

N/A.

c) Insurance:

N/A.

d) Other Information:

None.

e) Property Manager:

N/A.

7) Fund's Total Asset Value:

Item	Saudi Riyal
Fund's Total Asset Value *	SAR 1,921,893,260

* Unaudited.

8) Borrowing Details:

Item	Q3
Ratio of Borrowing to Fund's Total Asset Value	30.57%
Exposure Period	5 Years
Maturity Date	7 September 2031
Details of Use of the Loan	Acquisition of Income Generating Real Estate Properties

9) Net Asset Value of Fund's Units:

Item	Saudi Riyal
Net Asset Value of Fund's Units *	SAR 1,264,537,147

* Unaudited.

10) Ratio of Fund Costs to Fund's Total Asset Value:

Item	Q3
Ratio of Fund Costs to Total Asset Value	1.42%
Ratio of Fund Costs to Average Net Asset Value	2.15%

11) Any Fundamental or Non-Fundamental Changes Affecting Fund Operations Occurring in Q3:

Further to what was disclosed in the Q2 2026 quarterly statement, the changes affecting Fund operations during this quarter centered on three main matters, as follows:

1. Vision Colleges Training Building:

- There remains a delay in completing the development works for the training building leased to Vision Colleges, resulting in a delay in realizing the asset's full operational benefit. The tenant stated that the building could not be completed and claimed that it was at risk of collapse due to groundwater accumulation in the building's basement. Accordingly, the Fund Manager arranged for the accumulated water to be removed in order to preserve the asset, with the related costs to be claimed from the tenant.
- To verify the safety of the building, a specialized engineering firm (Cad Art Engineering Consultants) was appointed to inspect the building, assess its structural condition, and determine whether construction could be completed and the property utilized in the future. The engineering report concluded that the building is structurally sound, with no grounds for partial or complete demolition, and that construction works could be completed and the building utilized for its intended purpose after implementing the necessary technical recommendations.
- It is worth noting that Vision Colleges for Education Company pays the rental installments due on their leased properties within the periods specified in the collection policy approved by the Fund Manager, including the training building of Vision Colleges. The costs associated with the water extraction works and the technical tests carried out by the engineering consultant, which the Fund Manager intends to recover from the tenant, amount to approximately 167 thousand Saudi riyals.
- Meanwhile, the tenant submitted a request to terminate the lease agreement on the grounds that the leased property could not be utilized. However, the Fund Manager rejected the request based on the findings of the engineering report and reaffirmed the tenant's obligation to complete the project works.
- As a result, the tenant initiated arbitration proceedings and appointed an arbitrator to consider the dispute. The Fund Manager likewise appointed an arbitrator, while maintaining its contractual rights and seeking to compel the tenant to fulfill its contractual obligations, including completing construction works and settling outstanding amounts. The matter continues to be followed up in accordance with the applicable legal procedures.

2. Requests to Reconsider Property Rental Values:

- Further to what was disclosed in the Fund's previous quarterly statement regarding the requests submitted by Nadd Al Arabia, the tenant of the Elite Commercial Center and BIN II Plaza, as well as Vision Colleges, to reconsider the rental values of the properties leased by them, these requests have been reviewed and their financial and legal implications assessed. The final procedures are currently being completed in a manner that serves the interest of the Fund and the unitholders.

3. Elegance Tower:

- Following the expiry of the lease agreement between Awal Al Malqa Company and Al Saedan Company on September 15, 2025, the existing lease agreement with the Ministry of Transport and Logistic Services continued until June 3, 2026, under a supplementary addendum with Awal Al Malqa Real Estate Company. The Ministry paid the full rental amount to Awal Al Malqa Real Estate Company.
- After the end of the supplementary annex period, the Ministry of Transport and Logistic Services expressed its desire to extend the lease contract for four Gregorian years, and after completing the relevant regulatory procedures, a new lease contract was signed between Awal Al Malqa Real Estate Company and the Ministry of Transport and Logistic Services, commencing on June 4, 2026, and ending on June 3, 2030, with a rental value of 30 million Saudi riyals.
- Due to an overlap in the contractual periods between the addendum to the contract of the Ministry of Transport and Logistic Services with Awal Al Malqa Real Estate Company and its contract with Al Saedan Company during the period from June 4, 2025, to September 15, 2025, the Fund issued a credit note in favor of the previous tenant in the amount of 8,547,945.21 Saudi Riyals for that period, and this was recognized as a liability on the Fund in the financial statements ended December 31, 2025.
- During the term of the lease agreement with Al Saedan Company, the company was formally notified of several maintenance and repair works falling within its contractual responsibilities and obligations, including works related to the helipad, elevators, and glass façades, with an estimated value of SAR 2,597,882.50, through official letters and correspondence issued during the lease term.
- However, Al Saedan Company filed a legal claim seeking payment of the full credit note amount of SAR 8,547,945.21 during September 2026. Legal counsel is currently preparing a letter determining the net amount payable after taking into account the maintenance and repair costs falling within the former tenant's contractual obligations, which were incurred by the Fund on its behalf to preserve the contractual relationship with the Ministry of Transport and Logistic Services. Subject to the outcome of the legal and financial review, settlement procedures will be completed and appropriate action taken concerning the net amount due following approval of the relevant claims and deductions.

12) Dividends Distributed to Unitholders in Q3:

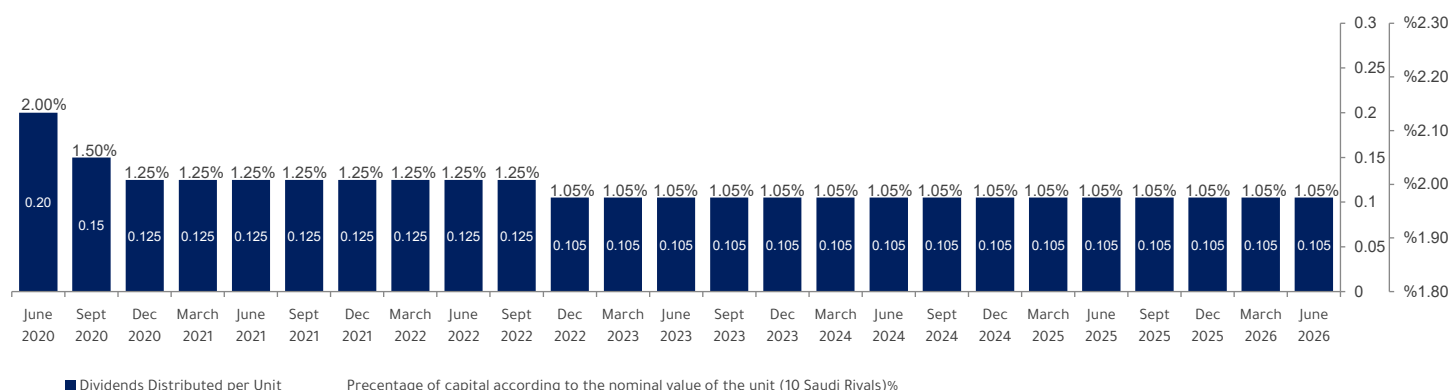
Item	Q3
Total Dividends Distributed in Q3	SAR 14,805,929
Number of Outstanding Units Receiving Dividend Distributions in Q3	141,008,848 Units
Dividends Distributed in Q3 per Unit	SAR 0.105
Ratio of Dividend Distributions to Fund's Net Asset Value*	1.19%
Entitlement to Cash Distributions Paid in Q3	According to the Unitholders' Register at Close of Business on 14 May 2026

* According to the net asset value as at 31 December 2025.

13) Project's Progress Plan Approved by the Developer:

N/A.

14) Number and Size of Previous Proceeds from Sale or Rental up to Q3 2026:



On 30 July 2026, the Fund Manager announced the distribution of dividends to Alkhabeer REIT Unitholders at a rate of 1.05% of the Initial Unit Price (SAR 0.105 per Unit) for the period from 1 April 2026 to 30 June 2026, provided that the distribution shall be made on 8 October 2026.

FOR FURTHER INFORMATION

Alkhabeer Capital
PO Box 128289, Jeddah 21362
Kingdom of Saudi Arabia
Tel: +966 12 658 8888
Fax: +966 12 658 6663
Email: info@alkhabeer.com
CR No: 4030177445
CMA License No: 07074-37
www.alkhabeer.com

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