

SICO Saudi REIT Fund

Annual Report 2024

Fund Overview

SICO Saudi REIT Fund is a Sharia-compliant closed-ended 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 was listed on Tadawul (Saudi Stock Exchange) in January 2018, and its units are traded in accordance with the rules and regulations of Tadawul. The term of the fund is (99) years from the date of listing, and the size of its initial assets is 572,400,000 SAR.

Fund Manager

SICO Capital Company is incorporated as a closed joint stock company (CJSC) in the Kingdom of Saudi Arabia and licensed by the Capital Market Authority (CMA) under Authorization No. (37-08096) dated 11/03/2008. Commercial Registration No. (1010259328).

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Custodian

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Assets in which the fund is investing in

Property 1: Eskin Tower 4

Sector	Hospitality
City	Makkah
Land size	1,287.97 SQM
Built up area	18,053 SQM
Acquisition Price	190,000,000 SAR
Main tenant	Moro International Company for Apartments and Hotels
Occupancy rate	100%
Lease term expiration	31/12/2025

Property 2: Eskin Tower 5

Sector	Hospitality
City	Makkah
Land size	1,394.5 SQM
Built up area	19,905 SQM
Acquisition Price	182,400,000 SAR
Main tenant	Moro International Company for Apartments and Hotels
Occupancy rate	100%
Lease term expiration	31/12/2025

Property 3: Eskin Tower 6

Sector	Hospitality
City	Makkah
Land size	1,458 SQM
Built up area	15,314 SQM
Acquisition Price	200,000,000 SAR
Main tenant	Moro International Company for Apartments and Hotels
Occupancy rate	100%
Lease term expiration	31/12/2025

Property 4: I-Offices

Sector	Offices
City	Riyadh
Land size	6,155 SQM
Built up area	23,195 SQM
Acquisition Price	135,000,000 SAR
Tenants	<ul style="list-style-type: none">- Takaful Al Rajhi for Cooperative Insurance.- Amlak International Company.- Advanced Bussma.
Occupancy rate	100%
Lease term expiration	Multiple tenants

Portfolio Allocation by Sector

Based on the Average market value as of December 2024

Hospitality	54.63%
Offices	45.37%

Portfolio Allocation by Assets

Based on the market value as of December 2024

ESKAN Tower 4	21.92%
ESKAN Tower 5	17.05%
ESKAN Tower 6	15.67%
I-Offices	45.37%

Portfolio Allocation by Location

Based on the market value as of December 2024

Makkah	54.63%
Riyadh	45.37%

Fund's Investment Objectives

The Fund targets to invest at a minimum 75% of assets under manager in fully developed income generating real estate assets within the Kingdom of Saudi Arabia, while the Fund can invest a maximum of 25% of assets under management in real estate investments outside the Kingdom of Saudi Arabia.

Percentage of value of leased and vacant real estate to total value

Property	Average Market Value*	% of Assets Value*	Tenancy Status
ESKAN Tower 4	105,166,500	21.92%	Fully Leased
ESKAN Tower 5	81,802,529	17.05%	Fully Leased
ESKAN Tower 6	75,182,000	15.67%	Fully Leased
I-Offices	217,693,000	45.37%	Fully Leased
Total	479,844,029	100.00%	-

Based on the market value as of December 2024

Percentage of rent for each asset from total rental income

Percentage of rent for each asset from total rental income based on lease agreements during 2024

Properties	Rental Income 2024 (Saudi Riyal)	% of Total Rent
ESKAN Tower 4	2,845,000	13.23%
ESKAN Tower 5	4,761,000	22.14%
ESKAN Tower 6	3,424,000	15.93%
I-Offices	10,470,000	48.70%
Total	21,500,000	100.00

The percentage of uncollected revenues from total revenues, and the ratio of non-cash expenditures from the fund's net profits

- **Details of Uncollected Rent**

Properties	Collected Rent	Uncollected Rent
ESKAN Tower 4	98.24%	1.76%
ESKAN Tower 5	100.00%	-
ESKAN Tower 6	100.00%	-
I-Offices	100.00%	-

- **The ratio of non-cash expenditures from the fund's net profits (Loss)**

Item	SAR	% of Net Income / (Loss)
Net Income / (Loss)	(114,922,141)	-
Depreciation	(9,732,955)	%8.47
Provision for outstanding legal cases	(108,358,638)	%94.29

Description of the fund's benchmark – where applicable – and the service provider's website

Not Applicable.

A comparative table covering the performance of the fund during the last (3) fiscal years

Fiscal Year	2022	2023	2024
Fund net assets value	410,189,955	357,958,060	243,035,919
Fund net assets value per unit	7.17	6.25	4.25
Highest net asset value of the fund per unit	9.01	6.32	4.47
Lowest net asset value of the fund per unit	7.17	6.25	4.25
Number of units issued	57,240,000	57,240,000	57,240,000
Income distribution per unit	-	-	-
Percentage of the fund's costs to the fund's total assets value*	4.52%	6.48%	%3.69
Percentage of borrowed assets in the total asset value**	25.97%	29.61%	%31.24
Results of comparing the fund's benchmark to the fund's performance	Not Applicable	Not Applicable	Not Applicable

* Excluding depreciation and impairment in real estate investments.

** As per the market value of real estate investment as of December 2024.

Details of Borrowed Assets

On March 9, 2021, the Fund obtained Islamic Sharia-compliant bank financing in the amount of 149,891,640 SAR from Riyadh Bank. The outstanding loan represents 31.24% of the total value of the Fund's assets as of December 31, 2024. The loan period is 5 years, and the duration is the estimated exposure from December 31, 2024, is 1.18 years, as the loan principal is due in March 2026.

Performance Record

A) Total revenue for (1), (3) and (5) years (or since establishment)

Period	One Year	Three Years	Five Years	Since Inception*
Based on Market Price	-12.97%	-53.79%	-51.17%	-60.40%
Based on Fair Value per Unit	-32.00%	-51.54%	-58.82%	-57.50%

*Based on Par Value

**Excluding dividends distributions

B) Annual total revenue for each of the last ten financial years or (since inception)

Period	2018*	2019	2020	2021	2022	2023	2024
Based on Market Price	-28.60%	13.59%	-1.36%	7.13%	-34.77%	-18.60%	-12.97%
Based on Fair Value per Unit	2.90%	0.29%	-15.12%	0.11%	-18.24%	-12.83%	-32.00%

*Based on Par Value

**Excluding dividends distributions

C) Main fees, services and expenses incurred by the fund to third parties

Fess	Amount in SAR
Management fees	-
Custodian fees	175,000
Sharia fees	18,750
Director Board fees	20,000
Auditor's fees	52,250
Listing fees	89,279
Admin Fee	155,693
REITs - Basic Registry Services	400,000
property and facility management fess	1,214,488

The circumstances in which the fund manager decided to waive or reduce any fees

Waiving of Management fees

The Fund Manager has temporarily waived charging management fees which amounts to 1% of net asset value, which is since 15 March 2020, where the Fund Manager waived such fees to alleviate COVID-19 and the pandemic's aftermath as well as the rising interest rates environment has after the fund's returns, and that is in consideration of the unitholders' interests.

Fundamental & Non-fundamental Changes which affected the performance of the fund

There were no fundamental and/or non-fundamental changes that affected the performance of the fund during the year 2024. Below is a list of the changes that occurred during the period:

- 21 January 2024: Change in the membership of the Board of Directors of the Fund due to resignation of board member Mr. Fadhel Ahmed Makhlooq (Chairman of the Fund Board - Non-Independent) appointment of board member Mr. Bassam Abdulaziz Noor (Chairman of the Fund Board - Non-Independent)
- 02 June 2024: Approval of the Fund's Board of Directors of a non-fundamental change to the fund, that pertains to the appointment of Esnad Real Estate Valuation Company as an independent valuer to the Fund's properties.
- 04 November 2024: Approval by the Fund's Board of Directors for a non-fundamental change to update Fund auditor's fees to be SAR 52,250.

Fund's annual report approved by the fund's board

The Fund's Board of Directors held two meetings during the year 2024 where the first meeting was held on 11 June 2024 and the second meeting was held on 30 December 2024.

The following are the key items discussed during the Fund's Board of Directors meetings as well as through Fund Manager's notifications and circulations:

- Discussion of the Fund's status and strategies to improve the Fund's performance.

- Engaging in discussions and exploring solutions to address the existing legal cases with the former tenant of Eskan Hospitality Towers (Eskan Company for Development and Investment), with a focus on protecting the best interests of unitholders.
- Review Compliance reports.

Statement about any special commission received by the fund manager during the period

The Fund Manager did not receive any special commissions during 2024.



Risk Assessment Report 2024

SICO Saudi REIT

Risk Assessment Report 2024

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1. FUND DETAILS

Fund Manager	SICO Capital Company
Name of the Fund	SICO Saudi REIT
Type	Sharia-Compliant Closed-Ended Real Estate Investment Fund
Objective	Provide regular income to unitholders by investing in structurally developed income-generating real estate assets of no less than 75% of the total value of the fund. In addition, the Fund may invest in real estate outside the Kingdom of Saudi Arabia up to a maximum of 25% of the Fund's total assets.
Tenure	99 years
Risk Level	High

KEY RISKS	DESCRIPTION	RISK MITIGATION
1. MARKET RISK	Market risk pertains to potential losses arising from unfavorable movements in the market prices of real estate assets. Factors influencing this risk include sector dynamics, supply and demand imbalances, economic conditions, inflation, and interest rates.	The Fund employs several strategies to mitigate market risk, including: - Continuous evaluation of sector and geographic conditions to identify risks impacting asset valuation and tenancy. - Active monitoring of macroeconomic trends and regulatory changes, enabling proactive measures to minimize adverse effects. - Regular independent valuation reviews to assess future trends and their implications for fund pricing. - Detailed examination of interest rate risk, discussed in subsequent sections.
2. COMMERCIAL REAL ESTATE MARKET RISK	The commercial real estate sector exhibits higher volatility compared to residential properties, with economic downturns potentially leading to rapid declines in valuation, rental yields, and tenant payment capabilities.	Given that all Fund assets are commercial real estate, the Fund Manager diligently monitors emerging negative trends to implement timely risk mitigation strategies (if any).

KEY RISKS	DESCRIPTION	RISK MITIGATION
3. CREDIT RISK	The Fund is exposed to credit risks related to the potential losses resulting from tenants failing to fulfill their lease obligations. This risk is affected by various factors, such as the financial stability of tenants, the broader economic environment, and demand for commercial real estate. Additionally, the Fund faces credit risk from the banks where it places its funds and money market funds in which the Fund invests.	Rental agreements incorporate punitive clauses for late payments, providing a legal framework for addressing defaults. The Fund Manager consistently monitors outstanding receivables and maintains regular communication with tenants. Additionally, the Fund prioritizes relationships with established financial institutions for cash management and investment activities.
4. LIQUIDITY RISK	Liquidity risk can manifest in two primary forms: 1) the Fund's inability to meet financial obligations, and 2) the inability to liquidate assets without incurring capital losses.	To address liquidity risk, the Fund maintains a balanced portfolio with a focus on holding sufficient liquid assets. Regular assessments are conducted to ensure that cash flow is adequately managed to meet ongoing obligations. The Fund also seeks to establish arrangements with financial institutions that can provide support when needed.

KEY RISKS	DESCRIPTION	RISK MITIGATION
5. INTEREST RATE RISK	The Fund is subject to interest rate risk, which refers to the potential impact on the value of the Fund's investments and income due to fluctuations in interest rates. Changes in interest rates can affect borrowing costs, the financing of properties, and ultimately influence the overall performance of the REIT. The Fund's financing structure includes a floating rate facility based on SAIBOR, and increases in SAIBOR could elevate interest expenses, adversely impacting total returns to Unitholders.	To mitigate this risk, the Fund aims to further diversify its portfolio and employ prudent financial management practices. This approach includes regularly monitoring market conditions and interest rate trends, which helps the Fund make informed strategic decisions. Interest rate hedging strategies will be considered based on cost-effectiveness.
6. COUNTRY RISK	This risk encompasses the potential impact of new government policies and political or social instability, which could negatively affect the Fund's performance and/or its liquidity. In particular, some of the Fund's investments located in Makkah face additional risks, including the potential for property confiscation or changes in regulations that could impact ownership rights.	The Fund is fully invested in Saudi Arabia, where the Fund Manager closely monitors real estate policies and regulatory/tax developments to respond effectively to changes.
7. REGULATORY COMPLIANCE RISK	This risk involves the potential for non-compliance with regulations from various authorities, including CMA, Tadawul, and MoC.	The Fund Manager actively monitors changes in relevant regulations and takes necessary actions to ensure compliance.

KEY RISKS	DESCRIPTION	RISK MITIGATION
8. CONCENTRATION RISK	Excessive concentration of investments in specific types of real estate, sectors, or geographic locations, which can heighten risk exposure. Currently, the Fund holds four real estate assets, three of which are in Makkah and one in Riyadh. This results in a high concentration not only in terms of geographic exposure but also within the hospitality sector, significantly increasing the Fund's vulnerability to sector-specific and location-specific challenges.	To mitigate this risk, the Fund aims to diversify its portfolio by exploring investments in various property types and locations, thereby reducing the overall impact of adverse developments in any single sector or region.
9. OCCUPANCY RISK	Potential challenges associated with maintaining high occupancy levels in the Fund's real estate assets. Fluctuations in market demand, economic conditions, and competition can affect the ability to lease properties, leading to decreased rental income and overall cash flow. Risks associated with non-renewal or early termination of leases, delays in securing new tenants, or renewals at lower rates can further adversely impact rental income.	To mitigate these risks, tenant agreements include provisions for advance notice prior to lease termination, allowing the Fund Manager time to seek alternatives. In certain scenarios, the Fund Manager may agree to renewals at lower rates due to adverse market conditions, with significant impacts disclosed to stakeholders. Assessments of lease terms should commence at least three months before lease expirations to explore
10. STRUCTURAL DAMAGE RISK	Structural damage from adverse events can diminish a property's income-generating potential and negatively affect its valuation.	Regular preventative maintenance and inspections are conducted to ensure properties remain in optimal condition.

KEY RISKS	DESCRIPTION	RISK MITIGATION
11. RISK OF NOT UTILIZING MARKET OPPORTUNITIES	The Fund Manager's failure to identify attractive market opportunities may hinder the Fund's ability to achieve desired returns.	The Fund Manager consistently analyzes market conditions and leverages reputable research reports to uncover new investment opportunities aligned with the Fund's objectives. An established credit line with a Saudi bank provides additional flexibility for seizing favorable investment opportunities.
12. NEW ACQUISITION GENERAL RISK	To achieve target returns, acquiring profitable and undervalued properties is essential. Due diligence must encompass comprehensive cash flow analysis, tenant financial assessments, acquisition financing costs, and exit strategies.	The Fund Manager adheres to a policy of conducting thorough feasibility studies and legal/financial due diligence before any acquisition, carefully analyzing market conditions and the Fund's capacity to meet investment objectives.
13. DISTRIBUTIONS VOLATILITY RISK	The risk of failing to meet periodic distribution obligations as outlined in the Fund's Terms and Conditions.	The REIT maintains a policy of distributing at least 90% of its net profit annually, excluding profits from asset sales. The Fund Manager engages regularly with property agents and operators to monitor asset performance.
14. PROPERTY MANAGER RISK	Early termination of the property manager's contract may disrupt operations and affect performance.	The Fund Manager stipulates a minimum three-month notice period for contract termination from either party, allowing time for alternative arrangements.
15. DEPENDENCE ON KEY PERSONNEL	The potential loss of key team members can impact the Fund's operations.	The Fund Manager ensures that the Real Estate unit is staffed with experienced professionals, and vacancies are filled promptly with qualified candidates.

KEY RISKS	DESCRIPTION	RISK MITIGATION
16. CONFLICTS OF INTEREST RISK	Conflicts of interest between the Fund Manager and Unitholders may arise.	The Fund Manager continuously monitors for potential conflicts and discloses/report them in accordance with applicable regulations.
17. OPERATIONAL RISK	Operational risks may arise from internal and external factors, including control failures, technological disruptions, and unforeseen disasters.	The Fund Manager implements robust controls and processes across all Fund operations, including insurance renewals and adherence to best practices. Where necessary, specialized activities may be outsourced to reputable service providers.
18. FUND MANAGER RISK	Unitholders may not have adequate participation in the Fund's decision-making processes, which could affect performance.	To mitigate this risk, the Fund Manager emphasizes transparency in its operations and decision-making processes, ensuring that unitholders are informed and engaged. Regular communication and reporting can help foster trust and encourage unitholder participation in significant decisions that may influence the Fund's direction and performance.
19. RISK OF INVESTMENTS UNDERPERFORMANCE	The risk that the underlying assets may not perform as anticipated due to factors such as tenant delinquency, increased capital expenditures, or elevated vacancy rates.	To mitigate these risks, the Fund Manager employs strategies including: Establishing Med-term contracts with tenants that include provisions for rental increases. Ensuring a financially robust and diversified tenant mix. Regularly monitoring asset performance and maintaining open communication with property managers/operators to identify and address potential issues.

KEY RISKS	DESCRIPTION	RISK MITIGATION
20. REAL ESTATE VALUATION RISKS	Inaccurate property valuations may lead to financial and reputational losses.	Valuations are conducted by averaging assessments from two independent valuers accredited by the Saudi Authority for Accredited Valuers (TAQEEM), taking into account factors such as location, sector, property type, and economic trends.
21. DEVELOPMENT RISK	Risks associated with real estate development projects include the potential for inexperienced developers and inadequate project oversight, leading to cost and time overruns.	The Fund has a development cap of 25% of total assets, with no current projects underway. Development initiatives are pursued only after comprehensive technical, financial, and legal due diligence has been performed.
22. LEVERAGE RISK	The risk that the Fund may fail to meet bank financing covenants or repayment schedules, potentially triggering default.	The Fund Manager closely monitors Debt repayment commitments (if any) and ensures sufficient cash flow availability by regularly assessing projected cash flows from each property and the overall Fund.
23. LITIGATION RISK	The Fund may face contractual disputes or legal claims, which could impact income and cash available for distribution.	The Fund Manager takes proactive measures, including legal actions, to safeguard Unitholder interests.

24. CONCLUSION

Investment in real estate funds is categorized as high risk. The Fund manager takes steps to mitigate these risks, however, these cannot be eliminated. The above-mentioned risks are not exhaustive as there may be other risks and uncertainties that are not currently known to the Fund Manager, or the Fund Manager may consider to be currently insignificant, and which may have a negative impact on the Fund's income or valuation. No guarantees can be made that the Fund will be able to achieve the investment objective or that investors will receive a return on their capital.

SICO Saudi Reit Fund

**A Real Estate Investment Traded Fund
(Closed-Ended Fund)**

(Managed by SICO Capital)

**FINANCIAL STATEMENTS AND INDEPENDENT
AUDITOR'S REPORT**

For the year ended 31 December 2024

SICO Saudi Reit Fund
A Real Estate Investment Traded Fund
(Closed-Ended Fund)
(Managed by SICO Capital)

FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT
For the year ended 31 December 2024

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INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS OF SICO SAUDI REIT FUND (MANAGED BY SICO CAPITAL COMPANY)

Opinion

We have audited the financial statements of SICO Saudi REIT Fund (the “Fund”) managed by SICO Capital Company (the “Fund Manager”), which comprise the statement of financial position as at 31 December 2024, and the statement of comprehensive loss, statement of changes in net assets (equity) attributable to the unitholders and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Fund as at 31 December 2024, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements that are endorsed by the Saudi Organization for Chartered and Professional Accountants.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing 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 International Code of Ethics for Professional Accountants (including International Independence Standards) that is endorsed in the Kingdom of Saudi Arabia that is relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with that code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matter

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 auditor's opinion thereon, and we do not provide a separate opinion on these matters. For the matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's Responsibilities for the audit of the financial statements section of our report, including in relation to this matter. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matter below, provide the basis for our audit opinion on the accompanying financial statements.

**INDEPENDENT AUDITOR'S REPORT
TO THE UNITHOLDERS OF SICO SAUDI REIT FUND
(MANAGED BY SICO CAPITAL COMPANY) (Continued)**

Key Audit Matter (Continued)

Key audit matter	How our audit addressed the key audit matter
<p>Investment Properties impairment</p> <p>As at 31 December 2024, the carrying value of investment properties held by the Fund was SR 400.50 million (2023: SR 506.19 million).</p> <p>The Fund Manager reviews the carrying values of these investment properties every six months or when there are indications of impairment, whichever is earlier. An impairment assessment is performed by determining if the recoverable amounts of these investment properties are less than their carrying values.</p> <p>The Fund Manager engages two independent certified valuers to help the Fund Manager to determine the recoverable amounts. The valuations are carried out using common methodologies and approaches, and this is considered a key audit matter as these methodologies and approaches involve significant judgement and estimates including estimated rental value per sqm per month, occupancy rates, escalations, exit yield, discount rates and others, including economic fluctuations impact on the Fund's business.</p> <p><i>Refer to note 10 which includes the disclosure of significant accounting estimates and assumptions for valuation of investment properties. Also, refer to note 5 for the disclosure of material accounting policy information relevant for recognition and measurement of investment properties.</i></p>	<p>Our audit procedures included, among others, the following:</p> <ul style="list-style-type: none"> - Obtained two valuation reports as at 31 December 2024 from real estate valuers that are Taqueem certified and; - Evaluated objectivity, independency, competence and experience of the valuers. - On a sample-basis, we involved our specialists to analyse the significant assumptions and evaluate their impact on the fair values as well as assessing the impact of changes in the key assumptions to the fair values of the investment properties as determined by the valuers. - Evaluated the adequacy of presentation and disclosures in respect of investment properties, including disclosures of key assumptions and judgements. <p>For impairment of investment properties, we have carried out the following audit procedures:</p> <ul style="list-style-type: none"> - We obtained two valuation reports from independent real estate valuers (Taqueem certified) for each investment properties as at 31 December 2024 and confirmed that the valuation approaches are suitable for use in determining the carrying values as at the reporting date. - 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.

**INDEPENDENT AUDITOR'S REPORT
TO THE UNITHOLDERS OF SICO SAUDI REIT FUND
(MANAGED BY SICO CAPITAL COMPANY) (Continued)**

Other Information

Other information consists of the information included in the Fund's 2024 annual report, other than the financial statements and our auditors' report thereon. The Fund manager is responsible for the other information in the Fund's annual report. The Fund's 2024 annual report is expected to be made available to us after the date of this auditors' report.

Our opinion on the financial statements does not cover the other information, and we will 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 Fund's annual report, 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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements that are endorsed by the Saudi Organization for Chartered and Professional Accountants, the applicable provisions of the Investment Funds Regulations issued by the Board of 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, 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 management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Fund's financial reporting process.

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 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.



**INDEPENDENT AUDITOR'S REPORT
TO THE UNITHOLDERS OF SICO SAUDI REIT FUND
(MANAGED BY SICO CAPITAL COMPANY) (Continued)**

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

As part of an audit in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, we exercise professional judgment and maintain professional skepticism 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 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 auditor's 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.

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.

for Ernst & Young Professional Services

Fahad M. Al-Toaimi
Certified Public Accountant
License No. 354

Riyadh: 26 Ramadan 1446H
(26 March 2025)



SICO SAUDI REIT FUND

STATEMENT OF FINANCIAL POSITION

As at 31 December 2024

	<i>Notes</i>	31 December 2024	31 December 2023
<u>ASSETS</u>			
Cash and cash equivalents	7	1,428,042	3,421,166
Investments carried at fair value through profit or loss (FVTPL)	8	11,617,649	11,755,240
Rent receivable	9	424,250	-
Prepayment and other assets	11	10,815,255	6,161,150
Investment properties	10	388,098,407	506,190,000
TOTAL ASSETS		412,383,603	527,527,556
<u>LIABILITIES</u>			
Accrued and other liabilities	12.2	16,992,677	17,524,117
Unearned rental income	9	2,463,364	2,153,739
Short term borrowings	12.1	149,891,640	149,891,640
TOTAL LIABILITIES		169,347,681	169,569,496
NET ASSETS (EQUITY) VALUE		243,035,922	357,958,060
UNITS IN ISSUE (<i>Number</i>)		57,240,000	57,240,000
PER UNIT VALUE		4.25	6.25

The accompanying notes 1 to 23 form an integral part of these financial statements.

SICO SAUDI REIT FUND

STATEMENT OF COMPREHENSIVE LOSS

For the year ended 31 December 2024

		<i>For the year ended</i>	
	<i>Notes</i>	31 December 2024	31 December 2023
INCOME			
Rentals from investment properties	9	17,685,265	19,953,417
Realized gain on investments carried at FVTPL	8.1	245,202	-
Unrealized gain from investments carried at FVTPL	8.1	454,787	253,329
Other income		-	789,840
TOTAL INCOME		18,385,254	20,996,586
EXPENSES			
Impairment charge on investment properties	10	(108,358,638)	(29,341,644)
Depreciation expense	10	(9,732,955)	(9,706,356)
Finance cost	12.1	(12,309,192)	(11,875,750)
Other expenses	13	(2,906,607)	(22,304,731)
TOTAL EXPENSES		(133,307,392)	(73,228,481)
NET LOSS FOR THE YEAR		(114,922,138)	(52,231,895)
Other comprehensive income		-	-
TOTAL COMPREHENSIVE LOSS FOR THE YEAR		(114,922,138)	(52,231,895)

The accompanying notes 1 to 23 form an integral part of these financial statements.

SICO SAUDI REIT FUND

STATEMENT OF CHANGES IN NET ASSETS (EQUITY) ATTRIBUTABLE TO THE UNITHOLDERS

For the year ended 31 December 2024

		<i>For the year ended</i> 31 December	<i>31 December</i> 2023
	<i>Notes</i>	2024	
NET ASSETS (EQUITY) VALUE ATTRIBUTABLE TO THE UNITHOLDER AT BEGINNING OF THE YEAR		357,958,060	410,189,955
Dividend paid during the year	19	-	-
Total comprehensive loss for the year		(114,922,138)	(52,231,895)
NET ASSETS (EQUITY) VALUE ATTRIBUTABLE TO THE UNITHOLDER AT END OF THE YEAR		243,035,922	357,958,060

Transactions in units for the year are summarized as follows:

		<i>For the year ended</i> 31 December	<i>31 December</i> 2023
		2024	
NUMBER OF UNITS AT THE BEGINNING OF THE YEAR		57,240,000	57,240,000
NUMBER OF UNITS AT THE END OF THE YEAR		57,240,000	57,240,000

The accompanying notes 1 to 23 form an integral part of these financial statements.

SICO SAUDI REIT FUND

STATEMENT OF CASH FLOWS

For the year ended 31 December 2024

		<i>For the year ended</i>	
	<i>Notes</i>	<i>31 December 2024</i>	<i>31 December 2023</i>
CASH FLOWS FROM OPERATING ACTIVITIES			
Net loss for the year		(114,922,138)	(52,231,895)
<i>Adjustments for</i>			
Depreciation on investment properties	10	9,732,955	9,706,356
Impairment charge on investment property	10	108,358,638	29,341,644
Realized gain on investments carried at FVTPL	8.1	(245,202)	-
Unrealized gain from investments carried at FVTPL	8.1	(454,787)	(253,329)
Finance cost charge	12.1	12,309,192	11,875,750
Rent written off	9	-	17,967,973
		<u>14,778,658</u>	<u>16,406,499</u>
Changes in operating assets:			
(Increase) / decrease in prepayment and other assets	11	(4,654,105)	849,024
Increase in rent receivable	9	(424,250)	-
Changes in operating liabilities:			
(Decrease) / increase in accrued expenses and other liabilities	12.2	(531,440)	479,573
Increase in unearned rental income	9	309,625	2,153,739
		<u>9,478,488</u>	<u>19,888,835</u>
Net cash generated from operating activities			
		<u>9,478,488</u>	<u>19,888,835</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Sale of investments carried at FVTPL	8	12,837,580	
Purchase of investments carried at FVTPL	8	(12,000,000)	(10,000,000)
		<u>837,580</u>	<u>(10,000,000)</u>
Net cash generated from / (used in) investing activities			
		<u>837,580</u>	<u>(10,000,000)</u>
CASH FLOWS FROM FINANCING ACTIVITY			
Finance cost paid	12	(12,309,192)	(11,875,750)
		<u>(12,309,192)</u>	<u>(11,875,750)</u>
Net cash used in financing activities			
		<u>(12,309,192)</u>	<u>(11,875,750)</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS			
Cash and cash equivalents at the beginning of the year	7	(1,993,124) 3,421,166	(1,986,915) 5,408,081
		<u>3,421,166</u>	<u>5,408,081</u>
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	7	<u>1,428,042</u>	<u>3,421,166</u>

The accompanying notes 1 to 23 form an integral part of these financial statements.

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS

At 31 December 2024

1. INCORPORATION AND ACTIVITIES

SICO Saudi REIT Fund (the “REIT” or the “Fund”) is a closed-ended Shariah compliant real estate investment traded fund created by an agreement between SICO Capital (the “Fund Manager”) and investors (the “Unitholders”) in the Fund. The address of the Fund Manager is as follows:

SICO Capital Company
7702 King Fahad Road (5th Floor)
Al Malqa District
Riyadh 13542
P.O. Box 64666

SICO Saudi REIT is listed on the Saudi Stock Exchange (“Tadawul”), and the units of the REIT are traded on Tadawul in accordance with its rules and regulations. The issued units of the REIT equals to 57,240,000. The REIT has a term of 99 years, which can be extended at the discretion of the Fund Manager upon Board approval and subject to regulatory approvals.

When inceptioned, the REIT primary objective was to achieve long-term capital appreciation and income by investing in income-generating real estate assets with a minimum allocation of 55% of its real estate assets in the Holy Cities of Makkah and Medina, Kingdom of Saudi Arabia. In January 2022, the unitholders of the Fund voted in favor of changing the investment strategy allowing the REIT invests as a minimum of 75% of its assets across the Kingdom of Saudi without particular geographical limitations.

The Fund is managed by SICO Capital (“the Fund Manager”). Riyadh Capital is the custodian of the Fund.

2. REGULATING AUTHORITY

The Fund is governed by the Investment Fund Regulations (the “Regulations”) detailing requirements for all investments funds operating within the Kingdom of Saudi Arabia and published by the Capital Market Authority (the “CMA”) on 3 Dhul Hijja 1427H (corresponding to 24 December 2006). The Regulations were further amended (the “Amended Regulations”) by Resolution of the Board of the Capital Market Authority Number 2-22-2021 dated 12 Rajab1442H (corresponding to 24 February 2021). The Amended Regulations are effective from 19 Ramadan 1442H (corresponding to 1 May 2021).

3. BASIS OF PREPARATION

3.1 *Statement of compliance*

These financial statements have been prepared in accordance with IFRS Accounting Standards that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements that are endorsed by the Saudi Organization for Chartered and Professional Accountants (“SOCPA”) (collectively referred to as “IFRS that are endorsed in the Kingdom of Saudi Arabia”) and the applicable provisions of the Investment Funds Regulations issued by the Board of the Capital Market Authority, and the Fund’s terms and conditions.

3.2 *Basis of measurement and functional and presentation currency*

These financial statements have been prepared under the historical cost convention except for investments carried at FVTPL, and the amounts are expressed in Saudi Arabian Riyals (SAR), which is REIT Fund’s functional and presentation currency.

3.3 *Significant accounting judgments, estimates and assumption.*

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

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS

At 31 December 2024

3. BASIS OF PREPARATION (Continued)

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next accounting period, are described below. REIT based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of REIT. Such changes are reflected in the assumptions when they occur.

3.3.1 Critical accounting judgements

Going Concern

REIT's management has made an assessment of the REIT's ability to continue as a going concern and is satisfied that the REIT 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 REIT's ability to continue as a going concern.

Residual and useful lives of investment properties

The REIT's management determines the estimated residual value and useful lives of its investment properties for calculating depreciation. These estimates are determined after considering the expected usage of the assets or physical wear and tear. Management will review the residual value and useful lives annually and future depreciation charge would be adjusted where the management believes the useful lives differ from previous estimates.

Business model assessment

Classification and measurement of financial assets depend on the results of the SPPI and the business model test. The Fund determines the business model at a level that reflects how Funds of financial assets are managed together to achieve a particular business objective. This assessment includes judgment reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Fund monitors financial assets measured at amortized cost or fair value through other comprehensive income that are derecognized prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held.

Monitoring is part of the Fund's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets. No such changes were required during the periods presented.

Measurement of fair values

A number of the Fund's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

When measuring the fair value of an asset or liability, the Fund uses observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets and liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Fund recognizes transfers between the levels of the fair value hierarchy at the end of the reporting year during which the change has occurred.

3. BASIS OF PREPARATION (Continued)

Valuation of investment properties

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs to sell and its value in use. The fair value less cost to sell calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a discounted cash flow model. The cash flows are derived from the budget for the assets' useful lives and do not include restructuring activities that the fund is not yet committed to or significant future investments that will enhance each assets performance of the cash generating unit being tested. The recoverable amount is sensitive to the discount rate used for the discounted cash flow model as well as the expected future cash inflows and the growth rate used for extrapolation purposes.

Impairment of non-financial assets

The carrying amounts of the non-financial assets are reviewed at the end of each reporting date or more frequently to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

An impairment loss is recognized if the carrying amount of an asset or a cash-generating unit exceeds the recoverable amount. The recoverable amount of an asset or cash-generating unit is the higher of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present values using the pre-tax discount rate that reflects the current market assessments of the time value of money and the risks specific to the asset. The fair value less cost to sell is based on observable market prices or, if no observable market prices exist, estimated prices for similar assets or if no estimated prices for similar assets are available, then based on discounted future cash flow calculations.

Measurement of the expected credit loss allowance

The measurement of the expected credit loss allowance for financial assets measured at amortized cost is an area that requires the use of complex models and significant assumptions about future economic conditions and credit behaviour.

A number of significant judgments are also required in applying the accounting requirements for measuring expected credit loss (ECL), such as:

- Determining criteria for significant increase in credit risk;
- Choosing appropriate models and assumptions for the measurement of ECL;
- Establishing the number and relative weightings of forward-looking scenarios for each type of product/market and the associated ECL; and
- Establishing Fund of similar financial assets for the purposes of measuring ECL.

In the preparation of the financial statements, management has made certain additional assumptions in the measurement of Expected Credit Loss (ECL). Any future change in the assumptions and key estimates could result in outcomes that could require a material adjustment to the carrying amounts of the assets or liabilities affected in the future periods.

Useful lives of property and equipment and intangible assets

The Fund's management determines the estimated useful lives of its property and equipment and intangible assets for calculating depreciation and amortization. This estimate is determined after considering the expected usage of the asset or physical wear and tear. Management reviews the residual value and useful lives annually and future depreciation and amortization charge would be adjusted where the management believes the useful lives differ from previous estimates.

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS

At 31 December 2024

4. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS TO EXISTING STANDARDS

4.1 *Standards, interpretations and amendments issued and effective*

The following standards, interpretations or amendments, are effective from the current year and adopted by the Fund however, these do not have significant impact on the financial statements of the Fund.

<i>Standards, interpretations and amendments</i>	<i>Description</i>	<i>Effective date</i>
Amendment to IFRS 16 – Leases on sale and leaseback	These amendments include requirements for sale and leaseback transactions in IFRS 16 to explain how an entity accounts for a sale and leaseback after the date of the transaction. Sale and leaseback transactions where some or all the lease payments are variable lease payments that do not depend on an index or rate are most likely to be impacted.	Annual periods beginning on or after 1 January 2024
Amendments to IAS 7 and IFRS 7 on Supplier finance arrangements	These amendments require disclosures to enhance the transparency of supplier finance arrangements and their effects on a company's liabilities, cash flows and exposure to liquidity risk. The disclosure requirements are the IASB's response to investors' concerns that some companies' supplier finance arrangements are not sufficiently visible, hindering investors' analysis.	Annual periods beginning on or after 1 January 2024
Amendment to IAS 1 – Non-current liabilities with covenants	These amendments clarify how conditions with which an entity must comply within twelve months after the reporting period affect the classification of a liability. The amendments also aim to improve information an entity provides related to liabilities subject to these conditions.	Annual periods beginning on or after 1 January 2024

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

4. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS TO EXISTING STANDARDS (continued)

4.2 Significant standards, interpretations and amendments issued but not yet effective

The International Accounting Standard Board (IASB) has issued following accounting standards, interpretations and / or amendments, which will become effective from periods beginning on or after 1 January 2025. The Fund has opted not to early adopt these pronouncements.

<i>Standards, interpretations and amendments</i>	<i>Description</i>	<i>Effective date</i>
Amendment to IAS 21 – Lack of exchangeability	IASB amended IAS 21 to add requirements to help in determining whether a currency is exchangeable into another currency, and the spot exchange rate to use when it is not exchangeable. Amendment set out a framework under which the spot exchange rate at the measurement date could be determined using an observable exchange rate without adjustment or another estimation technique.	Annual periods beginning on or after 1 January 2025
Amendments to IFRS 9 and IFRS 7 - Classification and Measurement of Financial Instruments	IASB amended the requirements related to setting financial liabilities using an electronic payment system; assessing contractual cash flow characteristics of financial assets including those with environmental, social and governance (ESG)-linked features.	Annual periods beginning on or after 1 January 2026
Amendments to IFRS 10 and IAS 28- Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Partial gain or loss recognition for transactions between an investor and its associate or joint venture only apply to the gain or loss resulting from the sale or contribution of assets that do not constitute a business as defined in IFRS 3 Business Combinations and the gain or loss resulting from the sale or contribution to an associate or a joint venture of assets that constitute a business as defined in IFRS 3 is recognized in full.	Effective date deferred indefinitely.
IFRS 18, Presentation and Disclosure in Financial Statements	IFRS 18 provides guidance on items in statement of profit or loss classified into five categories: operating; investing; financing; income taxes and discontinued operations. It defines a subset of measures related to an entity's financial performance as 'management-defined performance measures' ('MPMs'). The totals, subtotals and line items presented in the primary financial statements and items disclosed in the notes need to be described in a way that represents the characteristics of the item. It requires foreign exchange differences to be classified in the same category as the income and expenses from the items that resulted in the foreign exchange differences.	Annual periods beginning on or after 1 January 2027

5. MATERIAL ACCOUNTING POLICY INFORMATION

The material accounting policies set out below have been adopted by the Fund and applied consistently throughout all years presented in these financial statements.

5.1 Cash and cash equivalents

Cash and cash equivalents consist of bank balances with local banks.

5.2 Rent Receivables

Rent receivables are initially measured at fair value. The fair values of rent receivable are not significantly different from the carrying values included in the financial statements. An active market is not available, and the Fund intends to realize the carrying value of these receivables through settlement with the counter parties at the time of their respective maturities.

5. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**5.3 Investment properties**

Investment properties are Real estate assets that are held for capital appreciation and / or rental yields are recorded as investment properties. Investment properties are stated at cost less accumulated depreciation and accumulated impairment losses, if any. Depreciation is computed using the straight-line method. The cost less residual value of investment property is depreciated over the shorter of its useful life or the term of the Fund i.e., 35 years.

Residual values and useful lives of investment properties are subject to review and adjustment, as necessary, when an asset's carrying value exceeds its recoverable amount; it must be written down immediately to its recoverable amount. Capital gains result from the disposal, which arises when the selling value of an asset exceeds its carrying value, recorded in the statement of comprehensive (loss) / income.

5.4 Impairment of non-current assets

Properties are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable or every six months whichever falls earlier. An impairment loss is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount which is the higher of an asset's fair value less cost to sell and value in use. Where an impairment loss subsequently reverses, the carrying amount of the property is increased to the revised estimate of its recoverable amount, but the increased carrying amount should not exceed the carrying amount that would have been determined. A reversal of an impairment loss is recognized as income immediately in the statement of comprehensive (loss) / income.

5.5 Accrued expenses and other liabilities.

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.

5.6 Rental income recognition

The Fund recognises revenue from rental 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.

Revenue is measured at the fair value of the consideration received or receivable, considering contractually defined terms of payment. Rental income arising from operating leases on investment properties is recognized, net of discount, in accordance with the terms of leases over the lease term on a straight-line basis, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased asset.

5.7 Dividend income

Dividend income is recognised when the right to receive income is established. Dividends are reflected as a component of net trading income, net income from FVTPL financial instruments or other operating income based on the underlying classification of the equity instrument.

5. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

5.8 Net gain or loss on financial assets and liabilities at Fair Value through Profit or Loss ("FVTPL")

Net gains or losses on financial assets and liabilities at FVTPL are changes in the fair value of financial assets held at FVTPL and exclude interest and dividend income and expenses.

Unrealised gains and losses comprise changes in the fair value of financial instruments for the year. Realised gains and losses on disposals of financial instruments classified as at FVTPL are calculated using the weighted average cost method. They represent the difference between an instrument's initial carrying amount and disposal amount, or cash payments or receipts made.

5.9 Investment transactions

Investments transactions are accounted for as of the trade date.

5.10 Management fees and other expenses

Management fees and other expenses are charged at rates / amounts within limits mentioned in terms and conditions of the REIT. Management fee is calculated and payable quarterly in arrears.

5.11 Zakat

Zakat is the obligation of the unitholders and is not provided for in the financial statements.

5.12 Net Assets (Equity) per unit

The equity per unit is calculated by dividing the equity attributable to unitholders included in the statement of financial position by the numbers of units outstanding at the year end.

Units in issue

The Fund has units in issue. On liquidation of the Fund, they entitle the holders to the residual net assets. They rank pari passu in all respects and have identical terms and conditions. The units provide investors with the right to require redemption for cash at a value proportionate to the investor's share in the Fund net assets in the event of the Fund's liquidation.

Units are classified as equity as it meets all of the following conditions:

- It entitles the holder to a pro rata share of the Fund's net assets in the event of the Fund's liquidation;
- It is in the class of instruments that is subordinate to all other classes of instruments;
- All financial instruments in the class of instruments that is subordinate to all other classes of instruments have identical features;
- Apart from the contractual obligation for the Fund to repurchase or redeem the instrument for cash or another financial asset, the instrument does not include any other features that would require classification as a liability; and
- The total expected cash flows attributable to the instrument over its life are based substantially on the profit or loss, the change in recognized net assets or the change in the fair value of the recognized and unrecognized net assets of the Fund over the life of the instrument.

5.13 Dividend distribution

The REIT has a policy of distributing on annually at least 90% of its net profit, not including profit resulting from the sale of the underlying real estate assets and other investments.

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

5. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

5.14 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, for an item not at Fair Value Through Profit or Loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue. Receivable from operating leases without a significant financing component is initially measured at the transaction price.

A) Financial assets

Classification of financial assets

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

A financial asset is measured at amortized cost if it meets 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 FVOCI 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 FVOCI.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit or loss, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortized cost or at fair value through OCI, as described above, debt instruments may be designated at fair value through profit or loss on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognized in the statement of profit or loss.

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

5. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

A) 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 statement of comprehensive income / (loss).
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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 income statement. Any gain or loss on derecognition is recognized in statement of comprehensive income / (loss).
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Reclassification

Financial assets are not reclassified subsequent to their initial recognition, except in the period within which the Fund changes its business model for managing financial assets.

Derecognition

A financial asset is derecognized 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.

Impairment of financial assets

Recognition of credit losses is no longer dependent on the Fund first identifying a credit loss event. Instead, the Fund considers a broader range of information when assessing credit risk and measuring expected credit losses, including past events, reasonable and supportable forecasts that affect the actual collectability of the future cash flows of the instrument.

Expected credit losses assessment:

The Fund applies IFRS 9 simplified approach for measuring expected credit losses, which uses a lifetime ECL allowance. The expected loss rates are based on the payment profiles of receivables over a period of 12 months before each reported period and corresponding historical credit losses experienced within this 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 of the Kingdom of Saudi Arabia (the country in which it renders the services), inflation rate to be the most relevant factor and accordingly adjusts the historical loss rates based on expected changes in these factors.

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

Loss Given Default (LGD): 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. It is usually expressed as a percentage of the EAD.

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

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

5. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Exposure at Default (EAD): This is an estimate of the exposure at a future default date, considering expected changes in the exposure after the reporting date, including repayments of principal and interest, and expected drawdowns on commitment facilities.

Definition of default

In the above context, the Fund considers default when:

- The customer is unlikely to pay its credit obligations to the Fund in full, without recourse by the Fund to actions such as realizing collateral (if any is held by the Fund); or
- The customer is more than 360 days past due on any material credit obligation to the Fund. As the industry norm suggests that such a period fairly represents the default scenario for the Fund, this rebuts the presumption of 90 days mentioned in IFRS 9.

The carrying amount of the asset is reduced using the above model and the loss is recognized in the statement of comprehensive (loss) / income. Receivables, together with the associated allowance are written off when there is no realistic prospect of future recovery, and all collateral has been realized or has been transferred to the Fund. If in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognized, the previously recognized impairment loss is increased or reduced. If a write-off is later recovered, the recovery is recognized under other income in the statement of comprehensive income / (loss).

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) 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 could generate sufficient cash flows to repay the amounts subject to the write-off.

a) Financial liabilities

All financial liabilities are recognized initially at fair value. The Fund's financial liabilities mainly include trade and other payables, related party balances and borrowings.

Derecognition

The Fund derecognizes financial liabilities when the contractual obligations are discharged, cancelled or expired.

Modifications of financial assets and financial liabilities

Financial assets

If the terms of the financial asset are modified, the Fund evaluates whether the cash flows of the modified asset are substantially different. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognized, and a new financial asset is recognized at fair value.

If the cash flows of the modified asset carried at amortized cost are not substantially different, then the modification does not result in derecognition of the financial asset. In this case, the Fund recalculates the gross carrying amount of the financial asset and recognizes the amount adjusting the gross carrying amount as modification gain or loss in the statement of comprehensive income / (loss).

Financial liabilities

The Fund derecognizes a financial liability when its terms are modified, and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognized at fair value. The difference between the carrying amount of the financial liability distinguished and the new financial liability with modified terms are recognized in the statement of comprehensive income / (loss).

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

5. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Offsetting of financial instruments

Financial assets and financial liabilities are offset, and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

Non-current assets classified as held for sale are presented separately and measured at the lower of their carrying amounts immediately prior to their classification as held for sale and their fair value less costs to sell. However, some held for sale assets such as financial assets, continue to be measured in accordance with the Fund's relevant accounting policy for those assets. Once classified as held for sale, the assets are not subject to depreciation or amortization.

Any profit or loss arising from the sale of a discontinued operation or its remeasurement to fair value less costs to sell is presented as part of a single line item, profit or loss from discontinued operations.

6. MANAGEMENT FEE, ADMINISTRATION FEES AND OTHER EXPENSES

On a daily basis, the Fund Manager charges the Fund, management fee at the rate of 1 percent per annum of the Fund's net assets value and is paid on a quarterly basis. The Fund Manager has temporarily suspended charging the Fund with management fees starting from 14 March 2020. Therefore, no management fees was charged during the years ended 2024, and 2023. Administration fees is charged at a rate of 0.05% per annum of the Fund's net assets value and is paid on a quarterly basis.

7. CASH AND CASH EQUIVALENTS

		<i>31 December 2024</i>	<i>31 December 2023</i>
	<i>Note</i>		
Cash at bank	7.1	1,428,042	3,421,166
Total		1,428,042	3,421,166

7.1 Cash balances includes current accounts held with Riyadh Bank and Banque Saudi Fransi. The Fund does not earn profit on these current accounts.

8. INVESTMENTS CARRIED AT FVTPL

	<i>31 December 2024</i>	<i>31 December 2023</i>
SICO Capital Money Market Fund	11,617,649	11,755,240

The following is the movement in investments during the year;

	<i>31 December 2024</i>	<i>31 December 2023</i>
Cost:		
Balance at the beginning of the year	11,501,911	1,501,911
Additions during the year	12,000,000	10,000,000
Sold during the year	(12,592,378)	-
At the end of the year	10,909,533	11,501,911

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

8. INVESTMENTS CARRIED AT FVTPL (Continued)

Change in fair value:	31 December 2024	31 December 2023
Changes in fair value during the year:		
Balance at the beginning of the year	253,329	-
For the year movement	454,787	-
Unrealized at the end of the year	708,116	253,329
Net Investments at the end of the year	11,617,649	11,755,240

8.1 Gains for the year

	31 December 2024	31 December 2023
Realized gain	245,202	-
Unrealized gain	454,787	253,329
Total gains	699,989	253,329

9. RENT RECEIVABLE / UNEARNED RENTAL

	Notes	31 December 2024	31 December 2023
Rent receivable / (Unearned rentals) at the beginning of the year		(2,153,739)	17,967,973
Earned during the year	9.1	17,685,265	19,953,417
Received during the year		(17,570,640)	(22,107,156)
Written off during the year		-	(17,967,973)
Rent receivable / (Unearned rentals) at the end of the year		(2,039,114)	(2,153,739)

Reconciliation of Rent Receivable and Unearned Rentals at the end of the year:

	31 December 2024	31 December 2023
Rent receivable	424,250	207,500
Unearned rentals	(2,463,364)	(2,361,239)
	(2,039,114)	(2,153,739)

9.1 Timing of revenue recognition

	31 December 2024	31 December 2023
Performance obligation satisfied over time	17,685,266	19,953,417

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

10. INVESTMENT PROPERTIES

As of 31 December 2024:

	<i>Note</i>	<i>Land</i>	<i>Building</i>	<i>Total</i>
Cost				
Balance as of 1 January 2024		381,549,835	339,722,456	721,272,291
Additions during the year		-	-	-
Balance as of 31 December 2024		381,549,835	339,722,456	721,272,291
Accumulated Depreciation				
Balance as of 1 January 2024		-	49,241,643	49,241,643
Charge for the year	10.1	-	9,732,955	9,732,955
Balance as of 31 December 2024		-	58,974,598	58,974,598
Accumulated Impairment losses				
Balance as of 1 January 2024		-	165,840,648	165,840,648
Charge for the year		-	108,358,638	108,358,638
Balance as of 31 December 2024		-	274,199,286	274,199,286
Book Value as of 31 December, 2024		381,549,835	6,548,572	388,098,407

As of 31 December 2023:

		<i>Land</i>	<i>Building</i>	<i>Total</i>
Cost				
Balance as of 1 January 2023		381,549,835	339,722,456	721,272,291
Additions		-	-	-
Balance as of 31 December 2023		381,549,835	339,722,456	721,272,291
Accumulated Depreciation				
Balance as of 1 January 2023		-	39,535,287	39,535,287
Charge for the year	10.1	-	9,706,356	9,706,356
Balance as of 31 December 2023		-	49,241,643	49,241,643
Accumulated Impairment losses				
Balance as of 1 January 2023		-	136,499,004	136,499,004
Charge for the year		-	29,341,644	29,341,644
Balance as of 31 December 2023		-	165,840,648	165,840,648
Book Value as of 31 December 2023		381,549,835	124,640,165	506,190,000

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

10. INVESTMENT PROPERTIES (Continued)

Following are details of the depreciation on each of the property:

	31 December 2024	31 December 2023
Buildings		
ESKAN 4	2,500,321	2,493,486
ESKAN 5	2,410,890	2,404,302
ESKAN 6	2,026,566	2,021,030
I offices	2,795,178	2,787,538
	<hr/>	<hr/>
Balance at the end of the year	9,732,955	9,706,356
	<hr/>	<hr/>

Title deeds of the investment properties are registered in the name of a Special Purpose Vehicle entity (“the SPV”), Mashaar REIT Real Estate Company, a limited liability company organised and existing under the laws of the Kingdom of Saudi Arabia. The Fund is beneficial owner of the properties for which title deeds are in the name of the SPV. Documents relating to properties are kept in capacity of custodian with Riyadh Capital Security Services.

Eskan 4

The property is a hospitality tower composed of 23 floors and located in Al Aziziah district, Makkah Al Mukaramah City. The property sits on a land area measuring 1,288 square meters and a total built up area of 18,053 square meters. The property generates an annual rental income of SAR 2.95 million.

Eskan 5

The property is a hospitality tower composed of 20 floors and located in Prince Abdullah Faisal district, Makkah Al Mukaramah City. The property sits on a land area measuring 1 383 square meters and a total built up area of 19,905 square meters. The property generates an annual rental income of SAR 4.14 million

Eskan 6

The property is a hospitality tower composed of 18 floors and located in Al Aziziah district, Makkah Al Mukaramah City. The property sits on a land area measuring 1,458 square meters and a total built up area of 15,201 square meters. The property generates an annual rental income of SAR 2.55 million.

I Offices

The property is an office building located in Al Rabie district, Riyadh city. The property sits on a land area measuring 6,156 square meters and total built up area of 23,220 square meters. The property generates an annual rental income of SAR 8.05 million.

The fair value of investment property has been determined based on two external and independent property valuers licensed by Taqem i.e., Esnad Real Estate Valuation Company and Qiam Valuation Company (2023: White Cubes Real Estate Company and Qiam Valuation Company). They are accredited independent valuers with recognised and relevant professional qualifications.

In accordance with Article 22 of the Real Estate Investments Funds Regulations issued by CMA 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 is based on the average of the two market values obtained.

The investment properties were valued taking into consideration a number of factors, including the area and type of property and valuation techniques using significant unobservable inputs, including the financial & fragmentation plot analysis, land plus cost model, direct comparison method and discounted cash flow method.

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

10. INVESTMENT PROPERTIES (Continued)

As at 31 December 2024, the valuations techniques used in determining the fair value of investment properties, as well as key unobservable inputs used in valuation models are as follows :

Both Esnad Real Estate Valuation Company (License No. 1210000934) and Qiam Valuation (License No. 1210000052) used the DCF as valuation approach in the measurement of the Fair value under IFRS 13 of Eskan 4, Eskan 5, Eskan 6 and I offices.

The following discount rates were used in the computation of the Fair value of the Investment properties:

Properties	Rate
Eskan 4	9.00% - 9.50 %
Eskan 5	9.40% - 9.40 %
Eskan 6	9.50% - 9.50 %
I offices	8.00% - 9.00 %

Market values of each property are as follows:

Property	City	Market value	
		31 December 2024	31 December 2023
Eskan 4	Makkah Al Mukaramah	101,250,000	141,780,000
Eskan 5	Makkah Al Mukaramah	78,500,000	106,400,000
Eskan 6	Makkah Al Mukaramah	70,000,000	139,000,000
I Offices	Riyadh	217,692,896	138,000,000
Total		467,442,896	506,190,000

11. PREPAYMENT AND OTHER ASSETS

	31 December 2024	31 December 2023
VAT refund	8,449,751	3,699,625
Prepayments to supplier	2,269,465	2,331,090
Other advances	96,039	130,435
	10,815,255	6,161,150

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

12. BORROWINGS AND ACCRUED LIABILITIES

12.1 SHORT TERM BORROWINGS:

The Fund has obtained short term borrowings amounting to SAR 149.89 million dated 09 March 2021 from Riyadh Bank. The finance cost of facility is calculated at 3 months SAIBOR + 2.25%. The contract has a maturity of 3 months, which is renewed after every three months. The Fund is allowed under its terms and conditions to obtain loans for the acquisition of properties to achieve the objectives of the Fund. The title of the properties of the Fund are kept as a collateral against the borrowing amount. Finance cost of SAR 12.31 million (2023; SAR 11.88 million) was charged during the year and SAR 12.31 million was paid during the year (2023; SAR 11.88 million)

12.2 Accrued and other liabilities

	<i>31 December 2024</i>	<i>31 December 2023</i>
Accrual for litigation and claims	15,993,927	15,993,927
Other accruals	998,750	1,530,190
	<u>16,992,677</u>	<u>17,524,117</u>

13. OTHER EXPENSES

	<i>Notes</i>	<i>31 December 2024</i>	<i>31 December 2023</i>
Rent receivable write-off		-	17,967,973
Legal and professional charges	13.1	132,664	36,521
Director Board Fees		20,000	20,000
REITs - Basic Registry Services		400,000	400,000
Admin Fee		155,693	192,936
Custodian Fees		225,313	175,000
Listing Fee		89,279	106,095
Sharia Board Fees		18,848	18,750
Audit Fees MG		88,950	47,500
Write off		-	1,276,681
Other expenses		1,775,860	2,063,275
Total		<u>2,906,607</u>	<u>22,304,731</u>

13.1 A tenant filed two legal cases against the fund to claim back the rental amounts paid for the below rental periods:

- From 27 December 2019 till 26 December 2020.
- From 27 December 2020 till 26 December 2021.
- From 27 December 2021 till 26 December 2022.

The legal courts ruled in favor of the tenant to claim back a total amount of SAR 15,993,927 through executive decisions.

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

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

Net asset (Equity) value:

	<i>31 December 2024</i>	<i>31 December 2023</i>
Net assets (Equity) attributable to unitholders as per the financial statements before fair value adjustment of investment property	517,235,208	523,798,708
Estimated fair value in total surplus / (impairment) of book value	(274,199,286)	(165,840,648)
Net assets (Equity) attributable to unitholders based on fair valuation of investment properties	243,035,922	357,958,060

Net asset attributable to each unit:

	<i>31 December 2024</i>	<i>31 December 2023</i>
Net Assets (Equity) value per unit as per the financial statements before fair value adjustment of investment property	9.04	9.15
Decrease in value per unit based on fair value	(4.57)	(2.90)
Net assets (Equity) attributable to each unit based on fair valuation	4.46	6.25

15. RELATED PARTY TRANSACTIONS AND BALANCE

Related parties of the Fund include SICO Capital being the Fund Manager, (SICO Bank Bahrain, Bank Muscat being the shareholder of SICO Capital), with the underlying properties of the Fund being custodized with Riyadh Capital (being the custodian of the Funds).

The Fund is liable to pay quarterly, the management fees at an annual rate of 1% of the net assets (equity) of the Fund attributable to Unitholders for management services as set out in the Fund's terms and conditions. However, in light of the Fund manager's announcement on Tadawul to waive the charging of management fees since 15 March 2020, no management fees have been accrued during the current and prior periods.

The significant related party transactions entered into by the Fund during the year are as follows:

<u><i>Related Party</i></u>	<u><i>Nature</i></u>	<i>31 December 2024</i>	<i>31 December 2023</i>
SICO Capital	Admin fee	(155,693)	(192,936)
Riyad Capital	Custodial fees	(225,313)	(175,000)

The balances resulting from related party transactions are as follows:

<u><i>Related Party</i></u>	<u><i>Nature</i></u>	<i>31 December 2024</i>	<i>31 December 2023</i>
SICO Money Market Fund	Investment	11,617,649	11,755,240

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

16. RISK MANAGEMENT

FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

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

Financial instruments carried in these financial statements principally include cash and cash equivalents, investments, rent receivable, accrued expenses and other liabilities, unearned rental and short term borrowings. Financial assets and liabilities are offset, and net amounts reported in the financial statements when the REIT 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.

(a) Market risk

The REIT 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, commission rates, demand-supply, availability of financing, investor sentiment, liquidity, legal and regulatory requirement. The REIT 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 REIT.

Currency risk

Currency risk is the risk that the value of financial instrument may fluctuate due to a change in foreign exchange rates. The financial instruments of the Fund i.e., bank balances, investments carried at fair value through FVTPL, rent receivable, accrued expenses and other liabilities and short term borrowings. All are denominated in Saudi Arabian Riyals. Accordingly, the Fund is not exposed to any currency risk.

Price risk

Price risk is the risk that the value of 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 the financial instruments that the Fund holds.

The Fund closely monitors the price movement of its investment in financial instruments. As of the statement of financial position date, the Fund has investment in SICO Capital Money Market Fund.

The effect on the net assets (Equity) (as a result of change in fair value of investments as 31 December) due to a reasonably possible change in equity of FVTPL investments, with all other variables held constant, is as follows:

		<i>31 December 2024</i>	<i>31 December 2023</i>
Effect on Net Assets	±5%	580,882	587,762

Commission rate risk

Commission rate risk is the risk that the value of future cashflows of financial instruments or fair value of fixed coupon financial instruments will fluctuate due to changes in the market commission rates.

The fund has obtained short term borrowings facility during the year and is exposed to commission rate risk. The effect on the net assets (Equity) (as a result of change in finance cost as at 31 December) due to a reasonably possible change in commission rate, with all other variables held constant, is as follows:

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

16. RISK MANAGEMENT (Continued)

In case there was 1% change in the commission rate:

		<i>31 December 2024</i>	<i>31 December 2023</i>
Effect on Net Assets	±1%	1,498,916	1,498,916

The Fund is not subject to commission rate risk, as it does not currently have any commission bearing financial instruments.

(b) 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 discharge an obligation. The Fund is exposed to credit risk for its rent receivable and cash at bank.

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. The credit quality of the Fund's bank balance is assessed with reference to external credit ratings. The bank balances along with credit ratings are tabulated below.

Rating of Financial Institution	<i>31 December 2024</i>	<i>31 December 2023</i>
Cash at bank		
BBB+	1,428,042	2,631,325
A-	-	789,841
	1,428,042	3,421,166

The measurement category and the carrying amount of financial assets in accordance with IFRS 9 are as follows:

	<i>Measurement category</i>	<i>31 December 2024</i>	<i>31 December 2023</i>
Investments carried at FVTPL	FVTPL	11,617,649	11,755,240
Total financial assets		11,617,649	11,755,240

The following table shows maximum exposure to credit risk for the components of the statement of financial position.

	<i>Note</i>	<i>31 December 2024</i>	<i>31 December 2023</i>
Cash and cash equivalents	7	1,428,042	3,421,166
Rent Receivable		424,250	-

(c) Liquidity risk

Liquidity risk is the risk that the Fund may encounter difficulty in generating funds to meet commitments associated with financial liabilities which comprises of short-term borrowings and other liabilities. The Fund is a closed-ended fund and further to subscribing to the Fund's units during the offering period, no sales and purchase of units are permitted unless specifically approved by CMA.

SICO SAUDI REIT FUND

NOTES TO THE FINANCIAL STATEMENTS (Continued)

At 31 December 2024

16. RISK MANAGEMENT (Continued)

(c) Liquidity risk (continued)

The remaining contractual maturities at the reporting date of the Fund's financial liabilities consisting of accrued management and accrued expenses and other liabilities are all due as follows:

31 December 2024

	<i>Carrying amount</i>	<i>Up to three months</i>	<i>More than 3 months and up to one year</i>	<i>More than one year</i>
Short term borrowings	149,891,640	149,891,640	-	-
Accrued expenses and other liabilities	16,896,639	16,896,639	-	-
	-	-	-	-
	<u>166,788,279</u>	<u>166,788,279</u>	<u>-</u>	<u>-</u>

31 December 2023

	<i>Carrying amount</i>	<i>Up to three months</i>	<i>More than 3 months and up to one year</i>	<i>More than one year</i>
Short term borrowings	149,891,640	149,891,640	-	-
Accrued expenses and other liabilities	17,524,117	17,524,117	-	-
	<u>167,415,757</u>	<u>167,415,757</u>	<u>-</u>	<u>-</u>

(d) 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.

The Fund's objective is to manage operational risk so as to balance limiting of financial losses and damage to its reputation with achieving its investment objective of generating returns to unitholders.

17. FAIR VALUE ESTIMATION

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The Fund uses the following hierarchy for determining and disclosing the fair value of financial instruments:

- 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 the quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are observable inputs for the asset or liability.

As of December 31, 2024, and 2023 the Fund's financial instruments comprise cash and cash equivalent, Investment carried at fair value through profit and loss, rent receivable, accrued management fee and accrued expenses and other liabilities. Except for Investments carried at fair value through profit or loss, all the financial instruments are measured at amortised cost and their carrying value is a reasonable approximate of fair value.

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy for financial instruments.

SICO SAUDI REIT FUND

NOTES TO THE AUDITED FINANCIAL STATEMENTS (Continued)

At 31 December 2024

17. FAIR VALUE ESTIMATION (Continued)

31 December 2024	Carrying value	Fair Value			
		Level 1	Level 2	Level 3	Total
<u>Financial assets measured at fair value</u>					
Investments carried at Fair Value Through Profit or Loss (FVTPL)	11,617,649	-	11,617,649	-	11,617,649
31 December 2023	Carrying value	Level 1	Fair Value		Total
			Level 2	Level 3	
<u>Financial assets measured at fair value</u>					
Investments carried at Fair Value Through Profit or Loss (FVTPL)	11,755,240	-	11,755,240	-	11,755,240

18. SEGMENT REPORTING

The Fund has invested in four real estate investment properties in the Kingdom of Saudi Arabia. As it is invested in a single industry sector and in a single country, no segment information has been presented.

19. DIVIDEND DISTRIBUTION

There is no dividend distribution for the year ended 31 December 2024 (2023: SAR Nil).

20. ZAKAT

On 22 March 2024, Minister of Finance's issued its decision No. (1007) approving the new Zakat regulations (ZR), which will be applied to the fiscal years starting on or after 1/1/2024. According to Article Seventy-Six of the new Zakat regulations Funds required to register with the Zakat, Tax, and Customs Authority (ZATCA) before the end of the first fiscal year and mandate Investment Funds to submit a Zakat information declaration to ZATCA within 120 days after the end of their fiscal year, which should include audited financial statements, records of related party transactions, and any other data requested by ZATCA. The Fund is obliged to provide the unit owner with the necessary information to calculate their Zakat liability. Funds are not subject to the collection of Zakat in accordance with the regulations.

21. EVENTS AFTER THE REPORTING DATE

As of the date of approval of these financial statements, there have been no significant subsequent events requiring disclosure to or adjustment in these financial statements.

22. LAST VALUATION DAY

The last valuation day of the year was at 31 December 2024.

23. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Fund's Board on 25 March 2025 (Corresponding to 25 Ramadan, 1446H).



SHARI'AH COMMITTEE'S REPORT

Shari'a Committee's report to the participatory stakeholders of SICO Saudi REIT Fund on the state of its compliance with Shariah principles and rules during the year ended 31 December 2024.

1. Introduction

We, collectively, having been appointed by SICO Capital (the Product Manager) as the Shari'a Committee (SC) for SICO Saudi REIT Fund (the Product). We have fulfilled our responsibilities in respect of ensuring the Product's compliance with Shari'a principles and rules and are pleased to issue this report.

2. Opinion

Primary Opinion

Based on our (i) oversight and supervision of the Product's affairs related to Shari'a compliance, and (ii) a period specific review of the activities performed, we report that in our opinion, in all material respects the Product's financial arrangements, contracts and transactions with other financial institutions and stakeholders for the year ended 31 December 2024 are in compliance with Shari'a principles and rules.

Additional Opinions

We further report that in our opinion:

- > any income earned from impermissible sources, along with any charity amounts received from customers/other stakeholders, have been adequately accounted for as impermissible income and have been paid/are earmarked for payment within the next 12 months (duly segregated from the Product's own Products) by the Product Manager for the purposes and the parties approved, on a timely basis, in line with the overall policy approved by the SC.
- > the Product has followed the principles of financial reporting, reflecting the true nature and characteristics of the transactions in line with Shari'a principles and rules and has not committed any non-compliance with Shari'a, in particular regarding revenue and liability recognition, profit and loss computation, determination of counterparty balances and reporting of monetary balances, among others; and

3. Our Responsibilities

Our responsibilities in respect of the Product's compliance with Shari'a principles and rules include providing supervision, Shari'a rulings on the Products, services and operations of the Product, particularly regarding the design of the transactions (including approval of contracts, related documents, process flows, etc.). We are also responsible for supervising and providing our input where needed about the execution of such transactions and implementation of our decisions. We are also required to perform a period-specific review of the state of compliance of the Product with Shari'a principles and rules.

We confirm that we have fulfilled our responsibilities in respect of the current year. We further confirm that the Product manager of the Product has provided us all the information and support that we considered necessary for the purpose of fulfilling our responsibilities, including, in particular, those enabling us to form our opinion and to issue our report.

Shari'a Principles and Rules as Applicable to the Product

The Product's compliance with Shari'a principles and rules denotes compliance of the Product's financial arrangements, contracts and transactions for the year ended 31 December 2024 with Shari'a principles and rules, as determined in line with the hierarchy provided below (or as otherwise specified by the respective regulator):

- > the Shari'a standards issued by the Accounting and Auditing Organization for Islamic Financial Institutions (AAOIFI).
- > Shari'a rulings of the Product's SC.

Inherent Limitations of the SC Function and Its Report

The function of the SC and, consequently, our report has certain inherent limitations which the readers of this report ought to know before forming their conclusions. These, inter alia, include:

- > The SC's involvement with the affairs of the Product is in an independent capacity and it has significant constraints with regard to time and resource availability. Due to this, the SC has to place significant reliance on various functions and reports in its assessment of compliance with Shari'a principles and rules in the day-to-day operations of the Product.
- > The SC's main function is limited to provide their opinion on the contracts and transactions (including fatwa and overall approval of the documents, process flows, etc.), while the implementation of contracts and transactions is the Product Manager's responsibility.

SC's Independence and Ethical Considerations

We confirm that we have complied with all ethical and independence requirements, as applicable to us, during the year/period of report, until the date of issuance of this report requirements include those specified in [IFSB-AAOIFI RSGF/AAOIFI GS 1 and 5] and AAOIFI Code of Ethics for Islamic Finance Professionals.

4. The Responsibilities of the Product Manager

The Product Manager has the responsibility to implement the Shari'a governance framework and to ensure that Shari'a compliance is embedded in the day-to-day functioning of the Product. The Product Manager is responsible for ensuring that the financial arrangements, contracts, and transactions having Shari'a implications, entered into by the Product Manager with its customers and other stakeholders and related policies and procedures, are, in substance and in their legal form, in compliance with the requirements of Shari'a principles and rules. The Product Manager is also responsible for the design, implementation and maintenance of appropriate internal control procedures with respect to compliance and maintenance of relevant accounting records.

5. Report Approval and Authentication

This report is duly approved and signed by all the members of the SC, as follows. We beg Allah the Almighty to keep us on the right path and to grant us success.

Name	Designation	Signature
Sheikh Muhammad Ahmad Sultan	The Head of Shari'a Committee	



6. Date and Place of Issuance of the Report

March 25, 2025

Manama, Bahrain