Monthly Factsheet

Markaz Real Estate Fund

NAV KD 1.427 - As of August 31, 2025

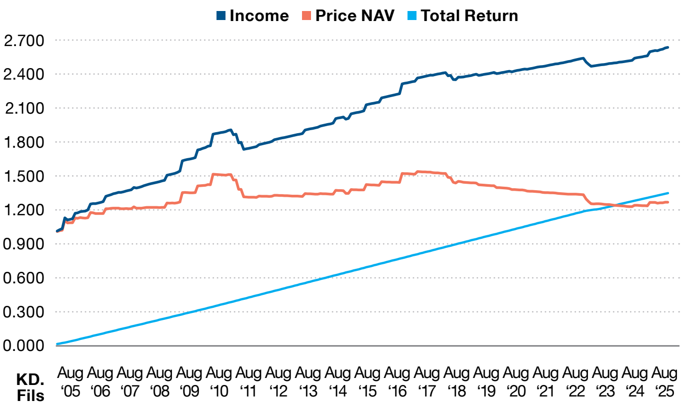
Fund Objective: The objective of Markaz Real Estate Fund is to generate stable and recurring returns, in compliance with the Islamic Shari'ah, by investing in a portfolio of real estate properties within the state of Kuwait during the life of the fund.

Fund Performance

Total Return (Jan 03 - Dec 03)	17.8%
Total Return (Jan 03 - Dec 05)	40.2%
Total Return (Jan 06 - Dec 08)	32.1%
Total Return (Jan 09 - Dec 11)	4.6%
Total Return (Jan 12 - Dec 14)	21.1%
Total Return (Jan 15 - Dec 17)	2.1%
Total Return (Jan 18 - Dec 20)	2.7%
Total Return (Jan 21 - Dec 23)	9.6%
Total Return (Jan 03 - June 25)	192.31%
Capital Gain since Inception	42.72%
Income Distribution since Inception	150.65%
Total Return Annualized	6.81%
Average Annual Yield (Cash)	4.61%
Volatility [3 year]	3.71%

***Total Return:** Net of Fees

Growth of Fund



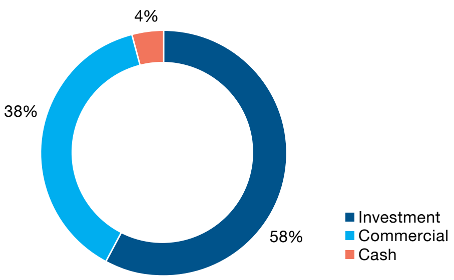
Annual Total Return %

	'03	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24
Gain	12.4	7.9	0.3	3.4	12.6	3.4	-9.9	0.1	1.5	2.7	5.1	6.5	-3.4	-4.4	-2.9	-1.80	-1.14	-6.81	-0.66	2.15	2.71	7.59
Dividend	5.5	5.9	5.4	5.4	5.2	4.9	4.8	5.3	5.3	5.2	5.1	4.8	4.6	4.7	4.9	5.1	5.27	4.07	5.16	5.24	4.50	5.18
Total	**18.2**	**14.1**	**5.9**	**9.1**	**18.2**	**8.4**	**-5.1**	**5.5**	**6.9**	**8.1**	**10.4**	**11.5**	**1.1**	**0.3**	**2.0**	**3.35**	**4.13**	**-2.74**	**4.50**	**7.39**	**7.56**	**12.77**

Key Facts

Net Assets	KD. 78,803 Million
NAV per unit	KD. 1.42722402
Type	Open-ended
Fund Manager	Kuwait Financial Centre K.P.S.C.
Fund Inception	9 June 2002
Management Fees	10% of net fund income
Subscription Fees	2%
Incentive Fees	20% of the net incentive income after achieving 8% yearly return on capital
Minimum Subscription	100 units
Subscription/Redemption	Monthly / Bi-annually
Fund Valuation	Monthly
Assets Valuation	On June and December each year
Custodian	Gulf Custody Company
Auditors	Grant Thornton Al-Qatami, Al-Aiban & Partners
Property Managers	United Facilities Management Arkan Al-Kuwait Real Estate Co.
External Shariah Auditor	Al Mashora & Al Rayah for Islamic Financial Consulting Company
Lipper code	LP65038182

Sector Allocation



Portfolio Statistics

Number of Units	869
Occupancy Ratio (12 months average)	91.48%
Collection Rate (12 months average)	96.81%
Number of Properties	16

Fund Executive Committee Members

Ghazi Al Osaimi, Milad Elia, Khaled Al-Mubaraki

Kuwait Financial Centre K.P.S.C. | Asset Management | Investment Banking
P.O. Box 23444, Safat 13095, State of Kuwait
Fund Manager's Address: Kuwait City, Al Mirqab, Al Soor Street, Burj Alshaya, Floor 8
+965 2224 8000 | **markaz.com**

Selling Agent: