

Monthly Factsheet

Markaz Gulf Real Estate Fund



NAV KD 0.934 - As of September 30, 2025

Fund Objective: MGRF is a privately placed open-ended fund, investing primarily in income generating properties with the aim to generate stable income and returns through sound acquisition, management and disposal of properties in the most promising segments of the real estate market in the GCC.

Annual Total Return %

	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	Since Inception
NAV	11.0	-5.3	-4.25	-7.34	-4.87	-6.49	-2.33	7.15	3.93	1.03	-6.56
Dividend	2.53	4.17	3.37	2.90	4.60	4.23	4.256	6.36	6.47	5.80	52.40
Total	13.53	-1.14	-0.88	-4.44	-0.27	-2.26	1.92	13.51	10.40	6.83	45.84

*Annual total return is restated to reflect the fund financial year not calendar year (Fiscal year from June to May).

	2024/2025	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	YTD
NAV %	-0.23	0.14	-0.07	0.06										-0.11
Dividend %	0.43	0.42	0.42	0.42										1.70
Total %	0.20	0.56	0.35	0.48										1.59

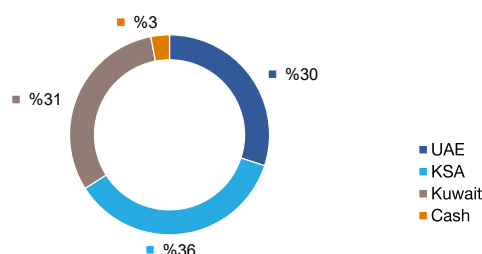
Key Facts

Net Assets	KD 20,919 Million
NAV per unit	KD 0.93443611
Type	Private Placement open—ended Fund
Fund Inception	October 2014
Fund Manager	Kuwait Financial Centre K.P.S.C.
Management Fees	10% of fund net realized income
Subscription Fees	2% of subscription value
Incentive Fees	15% of net realized profit above net realized annual return on capital of 7%p.a.
Subscription/Redemption	Monthly/ Bi-annually
Minimum Subscription	5,000 units and multiplies of 1 subsequently
Fund Valuation	Monthly
Assets Valuation	On May and November each year
Custodian	Gulf Custody Company
Auditor	Grant Thornton – Al-Qatami, Al-Aiban & Partners

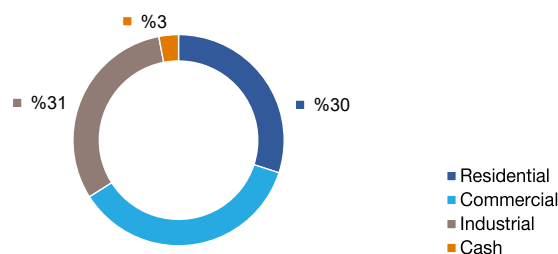
Portfolio Statistics

Number of Units	177
Occupancy Ratio	96.46%
Collection Rate	92.21%
Total Weighted Return (Annualized)	3.51%
Volatility	4.66%

Sector Allocation



Geographical Distribution



Fund Executive Committee Members

Ghazi Al Osaimi, Milad Elia, Khaled Al-Mubarak

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The information in this document does not constitute tax advice. Investment in funds may not be suitable for all investors and prospective investors should consult their own professional advisors as to the suitability, legal, tax and economic consequences of an investment in a fund. At all times, prospective investors considering an investment in a fund should carefully review such fund's Articles of Association which describes the investment objectives, operations, fees, expenses, risks of investing and reporting of the fund's performance to the investors. The most recent Articles of Association are available on our website. Funds' financial reports can be obtained upon request to the Fund Manager.

For further information on this fund, including but not limited to investment objectives and policies, fees, expenses, risks and other matters of importance to prospective investors, please contact Markaz at +965 2224 8000 or e mail info@markaz.com.

Kuwait Financial Centre K.P.S.C. | [Asset Management](#) | [Investment Banking](#)

Fund Manager's Address: Kuwait City, Al Mirqab, Al Soor Street, Burj Alshaya, Floor 8.

P.O. Box 23444, Safat 13095, State of Kuwait

+965 2224 8000 | markaz.com

