

Monthly Factsheet

Markaz Real Estate Fund



NAV KD 1.463 - As of December 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 - Dec 25)	199.02%
Capital Gain since Inception	46.28%
Income Distribution since Inception	152.74%
Total Return Annualized	6.89%
Average Annual Yield (Cash)	4.59%
Volatility [3 year]	3.82%

*Total Return: Net of Fees

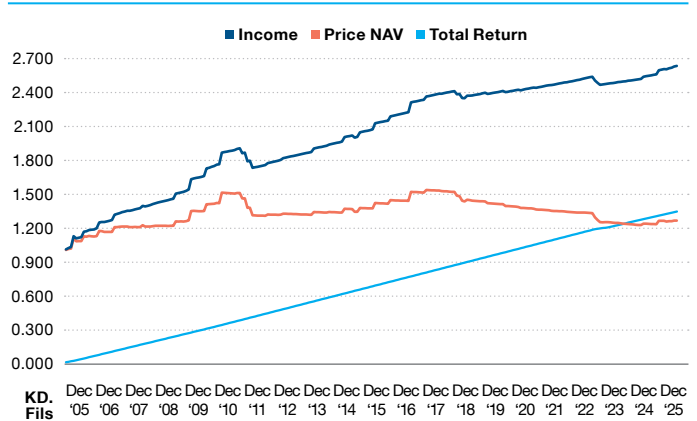
Annual Total Return %

	'03	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	'25
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	4.74
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	5.00
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	9.74

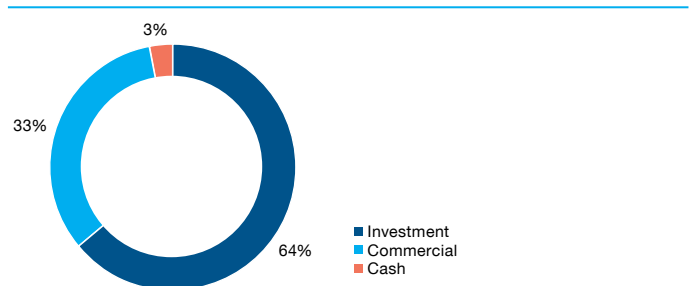
Key Facts

Net Assets	KD. 80,104 Million
NAV per unit	KD. 1.46281985
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

Growth of Fund



Sector Allocation



Portfolio Statistics

Number of Units	835
Occupancy Ratio (12 months average)	91.27%
Collection Rate (12 months average)	98.74%
Number of Properties	16

Fund Executive Committee Members

Ghazi Al Osaimi, Milad Elia, Khaled Al-Mubarak, Abdulrahman Al-Sanad

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The investment results and performance cannot be predicted and no representation or warranty, express or implied, is made. Nothing contained in this material should be relied upon as a promise or representation towards future results or events. For the avoidance of doubt, past performance is not a reliable indicator of future performance. Before investing, prospective investors must carefully evaluate the appropriateness of the investments to determine whether they are appropriate for their investment. Investors should be aware that the investments are subject to decrease or increase in value, therefore at the time of redemption, investor may redeem amount less than that initially invested. Further, Investors should be aware that, wherever applicable, the fluctuation in foreign currency exchange rates may result in a negative effect on the value, price, or income of the Fund's Units. In making an investment decision, the investors must rely on their own examination and analysis of this investment fund, including the merits and risks involved.

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.