

Monthly Factsheet

Markaz Gulf Real Estate Fund



NAV KD 1.003 - As of December 31, 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	0.26
Dividend	2.53	4.17	3.37	2.90	4.60	4.23	4.256	6.36	6.47	5.80	53.61
Total	13.53	-1.14	-0.88	-4.44	-0.27	-2.26	1.92	13.51	10.40	6.83	53.87

*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	0.24	6.93%	0.09%						7.18
Dividend %	0.43	0.42	0.42	0.42	0.43	0.43%	0.40%						2.93
Total %	0.20	0.56	0.35	0.48	0.67	7.36%	0.49%						10.11

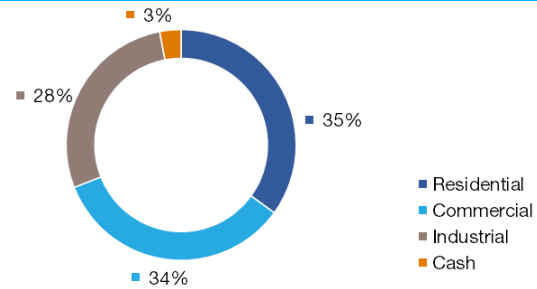
Key Facts

Net Assets	KD 20.638Million
NAV per unit	KD 1.00260516
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 multiples 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

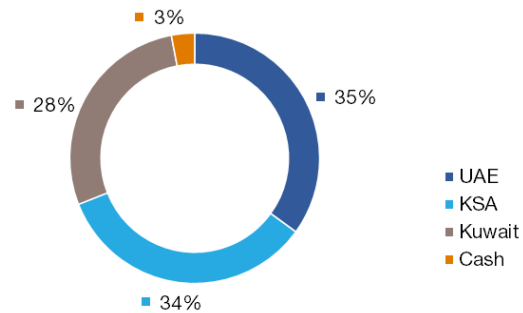
Portfolio Statistics

Number of Units	177
Occupancy Ratio	97.19%
Collection Rate	99.86%
Total Weighted Return (Annualized)	3.92%
Volatility	5.05%

Sector Allocation



Geographical Distribution



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.

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

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