

(SNB Capital Real Estate Fund)
Semi-Annual Statement
For the Period Ended 30 June 2022



FUND OBJECTIVES

To achieve capital gains by investing in real estate developments for medium to long term.

FUND FACTS

Fund Size at Inception	SAR 328.12 million
Initial Unit Price	SAR 10
Inception Date	08 February 2007
Fund Offering	Public Offering
Risk Level	High
Fund Term	Open-Ended
Management Fees	1% (Suspended)
Shariah Compliant	Yes

FUND UPDATES

- The Fund Manager announces for the availability of the quarterly statement of SNB Capital Real Estate Fund for the period ending on 30/12/2021.
- The Fund Manager announces the publication of semi-annual valuation report of SNB Capital Real Estate Fund for the period ending on 31 December 2021
- The Fund Manager announced the availability of AlAhli Real Estate Funds annual report including the annual audited financial statements, for the period ended on 31 December 2021.
- The Fund Manager announced an update to the terms and conditions. This update is to comply with the requirements of Annex (1) of the amended Real Estate Investment Funds Regulations.
- The Fund Manager announced a non-fundamental change to the Fund. The details of the non-fundamental change is the appointment of Albilad Capital Company as an independent custodian of Fund to comply with the updated Real Estate Investment Funds Regulations.

FUND KEY HIGHLIGHTS*

Description	Amount in SAR / Percentage
Unit Price	SAR 2.49
Total Asset Value	SAR 61.34 million
Net Asset Value	SAR 43.78 million
Property Value to Portfolio Value	85.09%
Fund's Costs to Fund's Total Assets Value**	0.24%
Loan to Assets Ratio	-

*According to the latest audited financial statements which were as of December 31, 2021

**Annualized

Total expenses and fees	Amount (SAR)	Percentage of AUM	Cap Limit
Management Fees	-	0.00%	1.00%
Other Fees and Expenses*	72,400	0.24%	0.65%

* Other Fees & Expenses includes Evaluators fees ,Audit Fees, Legal Fees, Tadawul & CMA Fees, Fund board fees And advisor fees

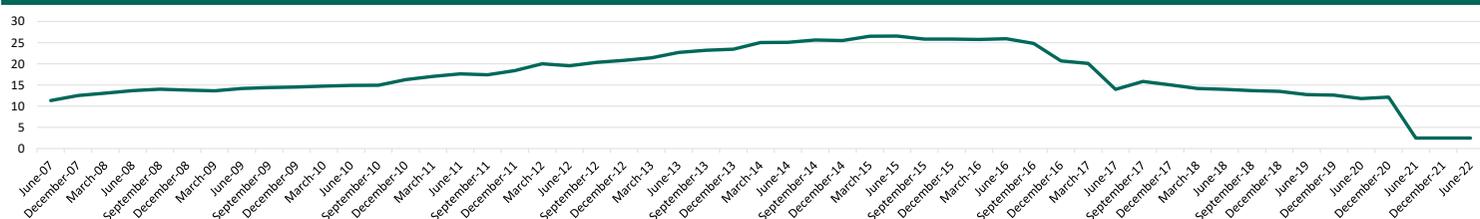
Statement of Capital Distributions To Unit Holders	2021 JUNE	2022 JUNE
Total Capital Distribution in SAR	NA	NA
Number of Outstanding Units	NA	NA
Value of the Distributions Per Unit in Saudi Riyals	NA	NA
Distribution Percentage of Fund NAV	NA	NA
Eligibility Date of Distribution During the Relevant Half	NA	NA

FUND PROPERTIES

Property Name	Percentage of AUM
Derab Land*	0.00%
Knoz Jeddah Land	85.39%

*Due to the revocation of the title deed by the Supreme Court

UNIT PRICE



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