

(SNB Capital Real Estate Fund)
Semi-Annual Statement
For the Period From 1 July 2021 to 31 December 2021



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

- Mr. Mohammed Al-Saggaf (Non Independent), Mr. AbdulJabbar Al Abduljabbar (Non Independent), and Mr. Mohammed AlOyaidi (Independent) were appointed to the Fund Board of Directors.
- Fund Manager suspended subscription and redemption of Fund Units due to the revocation of the title deed of one of its properties by the Supreme Court. For more information, please refer to the announcement made on Saudi Stock Exchange and SambaCapital website.
- Fund Manager announced a change in the net assets of AIAlhi Real Estate Fund. For More information, please refer to the announcement made on Saudi Stock Exchange.
- Mr. Abduljabbar Al-Abdujabbar (Non Independent) resigned from the Fund Board of Directors. He was replaced by Mr. Mishari Al-Sayouhi (non-independent member).

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2. SNB Capital Company is a Saudi closed Joint Stock Company (Paid-up Capital SAR 1,000,000,000 | VAT Number [300003878300003] | C.R. 1010231474 | Under the supervision and control of the Capital Market Authority under license number (37-06046) | SNB Building, Tower B King Saud Road | P.O. BOX 22216 | Riyadh 11496 | Kingdom of Saudi Arabia.

Past performance is not necessarily a guide to future performance. The value of the investment in the fund is variable and may increase or decrease. The security may be subject to sudden and large falls in value which could cause a loss equal to the amount invested, and the investor's loss may not be limited to the amount originally invested or deposited, but may have to pay more. Income from the security may fluctuate, and part of the capital invested may be used to pay that income. The prices, values or income may fall. Investors may receive less than what he/she invested. It may be difficult for the investor to sell or realise the security, and to obtain reliable information about its value or the extent of the risks to which it is exposed. Changes in currency rates may have an adverse effect on the value, price or income of the security. Service and performance fees/charges apply. This product may not be suitable for all recipients of this report. In case of any doubts, you should seek advice from your investment advisor. SNB Capital may have a position or holding in the securities concerned or in related securities and/or may have provided within the previous 12 months significant advice or security business services to the issuer of the securities concerned or of a related security. More information about the fund is available in the Terms and Conditions applicable to that fund and should be read carefully before investing. While reading the fund's Terms and Conditions, please refer to the principal risks of investing in the Fund. You can obtain a copy of the Terms and Conditions by visiting www.SNB.com. A copy of the fund's Financial Statement once issued can be obtained upon request made to the fund manager or by visiting www.tadawul.com.sa

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	-

* Annualised

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 Advisory Fees

Statement of Capital Distributions To Unit Holders

	2020 Dec	2021 Dec
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

