

SNB Capital Real Estate Fund  
Formerly known as: Samba Real Estate Fund  
Semi-Annual Statement  
For the Period Ended 31 Dec 2023



#### FUND OBJECTIVES

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

#### FUND FACTS

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

#### FUND UPDATES

- The Fund Manager announces for availability of the semi annual report of SNB Capital Real Estate Fund for the period ended on 30 Jun 2023G.
- Updating the Fund terms & condition for Zakat collection from investment cluse on 9/11/2023.
- The lawsuit for Derab land is still under processing with the relevant authority.

#### FUND KEY HIGHLIGHTS\*

Description	Amount in SAR / Percentage
Unit Price	SAR 2.4488
Total Asset Value	SAR 60.28 million
Net Asset Value	SAR 43.05 million
Property Value to Portfolio Value	86.72%
Fund's Costs to Fund's Total Assets Value**	0.15%
Loan to Assets Ratio	-

\*According to the latest audited financial statements which were as of Jun 30, 2023

\*\*Annualized

Total expenses and fees	Amount (SAR)	Percentage of AUM	Cap Limit
Management Fees	-	0.00%	1.00%
Other Fees and Expenses*	90,000	0.15%	0.65%

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

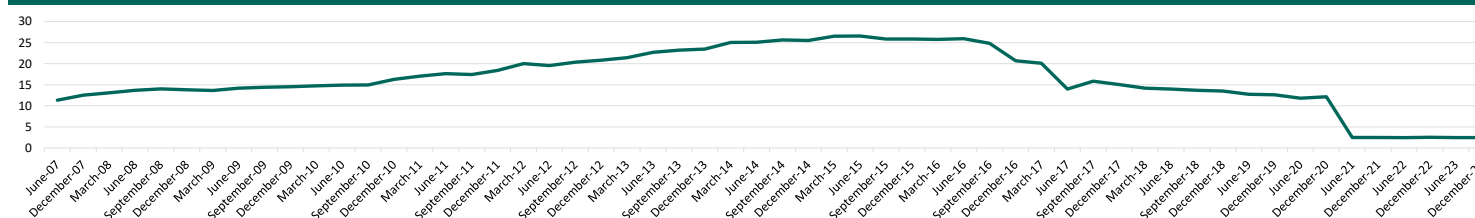
Statement of Capital Distributions To Unit Holders	2022 Jun	2023 Jun
Total Capital Distribution in SAR	NA	NA
Number of Outstanding Units	NA	NA
Value of the Distributions Per Unit in Saudi Riyals	NA	NA
Distribution Percentage of Fund NAV	NA	NA
Eligibility Date of Distribution During the Relevant Half	NA	NA

#### FUND PROPERTIES

Prpoerty Name	Percentage of AUM
Derab Land*	0.00%
Knoz Jeddah Land	86.72%

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

#### UNIT PRICE



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