

SICO SAUDI REIT FUND

A Real Estate Investment Traded Fund (Closed-Ended Fund)

(Managed by SICO Capital)

**UNAUDITED INTERIM CONDENSED FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REVIEW REPORT**

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2023

INDEX	PAGES
INDEPENDENT AUDITOR'S REVIEW REPORT ON THE INTERIM CONDENSED FINANCIAL STATEMENTS	2
INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION	3
INTERIM CONDENSED STATEMENT OF COMPREHENSIVE INCOME / (LOSS)	4
INTERIM CONDENSED STATEMENT OF CHANGES IN NET ASSETS (EQUITY)	5
INTERIM CONDENSED STATEMENT OF CASH FLOWS	6
NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS	7-15

SICO SAUDI REIT FUND

Interim condensed statement of financial position

As at 30 June 2023

(Amounts in Saudi Riyals)

	Notes	30 June 2023 (Unaudited)	31 December 2022 (Audited)
ASSETS			
Cash and cash equivalents	5, 13	15,323,578	5,408,081
Investments carried at fair value through profit or loss (FVTPL)	6	1,532,689	1,501,911
Rent receivable	7	-	17,967,973
Prepayment and other assets		6,975,025	7,010,174
Investment properties	8	512,370,000	545,238,000
TOTAL ASSETS		536,201,292	577,126,139
LIABILITIES			
Accrued expenses and other liabilities	11	16,621,047	17,044,544
Unearned rental income	7	7,726,991	-
Short term borrowings	10	149,891,640	149,891,640
TOTAL LIABILITIES		174,239,678	166,936,184
NET ASSETS (EQUITY) VALUE			
Net assets attributable to unitholders of redeemable units		361,961,614	410,189,955
Redeemable units in issue		57,240,000	57,240,000
Net assets value attributable per unit		6.32	7.17

The attached notes 1 to 17 form part of part of these interim condensed financial statements.

SICO SAUDI REIT FUND

Interim condensed statement of comprehensive income / (loss) (unaudited)

For the six-month period at 30 June 2023

(Amounts in Saudi Riyals)

	Note	For the six-month period ended 30 June 2023 (Unaudited)	For the six-month period ended 30 June 2022 (Unaudited)
INCOME			
Rentals from investment properties	8	8,648,835	18,247,671
Net unrealized gain from investments carried at FVTPL	9	30,778	33,627
TOTAL INCOME		8,679,613	18,281,298
EXPENSES			
Depreciation expense	8	4,813,289	4,813,289
Finance cost	10	5,529,744	2,655,072
Other expenses		542,237	1,323,932
Rent receivable written-off	7.1	17,967,973	-
Impairment charge/ (reversal) on investment properties	8	28,054,711	(12,696,289)
TOTAL EXPENSES		56,907,954	(3,903,996)
NET (LOSS) / INCOME FOR THE PERIOD		(48,228,341)	22,185,294
Other comprehensive income		-	-
TOTAL COMPREHENSIVE (LOSS) / INCOME FOR THE PERIOD		(48,228,341)	22,185,294

The attached notes 1 to 17 form part of part of these interim condensed financial statements.

SICO SAUDI REIT FUND**Interim condensed statement of changes in net assets (equity) attributable to the unitholders (unaudited)**

For the six-month period ended 30 June 2023

(Amounts in Saudi Riyals)

	For the six-month period ended 30 June 2023 (Unaudited)	For the six-month period ended 30 June 2023 (Unaudited)
NET ASSETS (EQUITY) VALUE ATTRIBUTABLE TO THE UNITHOLDERS AT THE BEGINNING OF THE PERIOD	410,189,955	502,164,162
Dividend paid during the period	-	(8,586,000)
Total comprehensive loss / (income) for the period	(48,228,341)	22,185,294
NET ASSETS (EQUITY) VALUE ATTRIBUTABLE TO THE UNITHOLDER AT END OF THE PERIOD	361,961,614	515,763,456

Transactions in units for the period are summarized as follows:

	For the six-month period ended 30 June 2023 (Unaudited)	For the six-month period ended 30 June 2022 (Unaudited)
NUMBER OF UNITS AT THE BEGINNING OF THE PERIOD	57,240,000	57,240,000
NUMBER OF UNITS AT THE END OF THE PERIOD	57,240,000	57,240,000

The attached notes 1 to 17 form part of part of these interim condensed financial statements.

SICO SAUDI REIT FUND

Interim condensed statement of cashflows (unaudited)

At 30 June 2023

	Note	For the six-month period ended 30 June 2023 (Unaudited)	For the six-month period ended 30 June 2022 (Unaudited)
CASH FLOWS FROM OPERATING ACTIVITIES			
Net (loss) / income for the period		(48,228,341)	22,185,294
<i>Adjustment for:</i>			
Depreciation on investment properties	8	4,813,289	4,813,289
Impairment charge / (reversal) on investment property	8	28,054,711	(12,696,289)
Unrealized gain from investments carried at FVTPL	9	(30,778)	(16,202)
Realized gain from investments carried at FVTPL	9	-	(17,425)
Finance cost charge	10	5,529,744	2,655,072
		<u>(9,861,375)</u>	<u>16,923,739</u>
Changes in operating assets:			
Prepayment and other assets		35,149	(2,889,469)
Rent receivable		17,967,973	(6,097,794)
Changes in operating liabilities:			
Accrued expenses and other liabilities		(423,497)	(18,711)
Unearned rental income		7,726,991	3,881,645
		<u>15,445,241</u>	<u>11,799,410</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Sale of investments carried at FVTPL		-	2,900,000
		<u>-</u>	<u>2,900,000</u>
Net cash generated from investing activities		-	2,900,000
CASH FLOWS FROM FINANCING ACTIVITIES			
Finance cost paid		(5,529,744)	(2,460,486)
Dividend paid during the period		-	(8,586,000)
		<u>(5,529,744)</u>	<u>(11,046,486)</u>
Net cash used in financing activities		(5,529,744)	(11,046,486)
NET INCREASE IN CASH AND EQUIVALENTS			
Cash and cash equivalents at the beginning of the period		9,915,497	3,652,924
		<u>5,408,081</u>	<u>11,013,952</u>
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
		<u>15,323,578</u>	<u>14,666,876</u>

The attached notes 1 to 17 form part of part of these interim condensed financial statements.

1. INCORPORATION AND ACTIVITIES

SICO Saudi REIT Fund (Formerly known as Al Masha'ar REIT Fund) (the "REIT" or the "Fund") is a closed-ended Shariah compliant real estate investment traded fund created by an agreement between SICO Capital (Formerly known as Muscat Capital) (the "Fund Manager") and investors (the "Unitholders") in the Fund. The address of the Fund Manager is as follows:

SICO Capital Company
7702 King Fahad Road (5th Floor)
Al Malqa District
Riyadh 13542
P.O. Box 64666

The REIT is listed on Tadawul, and the units of the REIT are traded on Tadawul in accordance with its rules and regulations. The subscribed units of the REIT equals to 57,240,000. The REIT has a term of 99 years, which can be extended at the discretion of the Fund Manager subject to regulatory approvals.

The REIT seeks to achieve long-term capital appreciation and income by investing in income-generating real estate assets only in the holy cities of Makkah and Medina, Kingdom of Saudi Arabia. Subsequent to the period ended 31 December 2018 and effective from 10 January 2019, the Fund published its new Terms & Conditions with the updated investment objective to invest in income-generating real estate in any city within the Kingdom of Saudi Arabia.

The Fund is managed by the Fund Manager. Riyad Bank is the custodian of the Fund. All income is reinvested in the Fund and is reflected in the unit price.

2. REGULATING AUTHORITY

The Fund is governed by the Investment Fund Regulations (the "Regulations") issued by the CMA on 3 Dhul Hijja 1427H (corresponding to 24 December 2006) and effective from 6 Safar 1438H (corresponding 6 November 2016) by the New Investment Fund Regulations ("Amended Regulations") published by the CMA on 16 Sha'aban 1437H (corresponding to 23 May 2016) detailing requirements for all funds within the Kingdom of Saudi Arabia. The Regulations were further Amended by Resolution of the Board of the Capital Market Authority Number 2-22-2021 Dated 12 Rajab 1442H (corresponding to 24 February 2021G). The amended regulations are effective from 19 Ramadan 1442H (corresponding to 1 May 2021G).

3. BASIS OF PREPARATION AND CHANGES TO ACCOUNTING POLICIES (continued)

3.1 Basis of preparation

These unaudited interim condensed financial statements for the six-month period ended 30 June 2023 have been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting" ("IAS 34") as endorsed in the kingdom of Saudi Arabia.

The unaudited interim condensed financial statements do not include all the information and disclosures required in the annual financial statements and should be read in conjunction with the Fund's annual financial statements as at 31 December 2022. In addition, result for the six-month period ended 30 June 2023 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2023.

The unaudited interim condensed financial statements have been prepared on a historical cost basis, using the accrual basis of accounting except for financial assets held at FVTPL that are measured at fair value. These unaudited interim condensed financial statements are presented in Saudi Arabian Riyals ("SR"), which is the Fund's functional currency. All financial information presented has been rounded to the nearest SR.

3. BASIS OF PREPARATION AND CHANGES TO ACCOUNTING POLICIES (continued)**3.2 Basis of measurement and functional and presentation currency****3.2.1 New standards and amendments adopted by the Fund**

The accounting policies adopted in the preparation of the interim condensed financial statements are consistent with those followed in the Fund's annual financial statements for the year ended 31 December 2022, except for the adoption of new standards effective as of 1 January 2023. The Fund has not early adopted any standard, interpretation or amendment that has been issued but not yet effective.

The following new and amended IFRSs, which became effective for annual periods beginning on or after 1 January 2023, have been adopted in these financial statements.

Standard, interpretation and amendments	Description	Effective date
Narrow scope amendments to IAS 1, Practice statement 2 and IAS 8	The amendments aim to improve accounting policy disclosures and to help users of the financial statements to distinguish between changes in accounting estimates and changes in accounting policies.	Annual periods beginning on or after 1 January 2023
IFRS 17, 'Insurance contracts', as amended in December 2021	This standard replaces IFRS 4, which previously permitted a wide variety of practices in accounting for insurance contracts. IFRS 17 fundamentally changes the accounting by all entities that issue insurance contracts and investment contracts with discretionary participation features.	Annual periods beginning on or after 1 January 2023
Amendment to IAS 12- deferred tax related to assets and liabilities arising from a single transaction	These amendments require companies to recognise deferred tax on transactions that, on initial recognition give rise to equal amounts of taxable and deductible temporary differences.	Annual periods beginning on or after 1 January 2023

3.2.2 Significant standards issued but not yet effective

Standard, interpretation and amendments	Description	Effective date
Amendments to IAS 1, 'Presentation of financial statements', on classification of liabilities	These narrow-scope amendments to IAS 1, 'Presentation of financial statements', clarify that liabilities are classified as either current or noncurrent, depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the reporting date (for example, the receipt of a waiver or a breach of covenant). The amendment also clarifies what IAS 1 means when it refers to the 'settlement' of a liability.	Deferred until accounting periods starting not earlier than 1 January 2024
Amendments to IAS 1, Non-current Liabilities with Covenants	Non-current Liabilities with Covenants amends IAS 1 Presentation of Financial Statements. The amendments improve the information an entity provides when its right to defer settlement of a liability for at least twelve months is subject to compliance with covenants. The amendments also respond to stakeholders' concerns about the classification of such a liability as current or non-current.	Annual periods beginning on or after 1 January 2024
Amendments to IFRS 10 and IAS 28	Sale or contribution of Assets between an Investor and its Associate or Joint Ventures	Available for optional adoption/effective date deferred indefinitely

SICO SAUDI REIT FUND

Notes to the unaudited interim condensed financial statements

At 30 June 2023

4. MANAGEMENT FEE, OTHER EXPENSES, AND TRANSACTION FEE

On a daily basis, the Fund Manager charges the Fund, management fee at the rate of 1 percent per annum of the Fund's net assets value and is paid on a quarterly basis

5. CASH AND CASH EQUIVALENTS

	30 June 2023 (Unaudited)	31 December 2022 (Audited)
Cash at bank	15,323,578	5,408,081
Total	15,323,578	5,408,081

Cash and cash equivalents balance comprise of balances with the custodian which have investment grade credit ratings, as rated by the international rating agencies. As of date, cash balances include current accounts held with Riyadh Bank that do not earn profit.

6. INVESTMENTS CARRIED AT FVTPL

	Note	30 June 2023 (Unaudited)	31 December 2022 (Audited)
SICO Capital Money Market Fund	11	1,532,689	1,501,911

The following is the movement in investments during the period

	30 June 2023 (Unaudited)	31 December 2022 (Audited)
Cost:		
At the beginning of the year	1,501,911	4,138,964
Additions during the year	-	3,289,839
Sold during the year	-	(5,137,525)
At the end of the year	1,501,911	2,291,278
Change in fair value:		
Changes in fair value during the year	30,778	(737,053)
Realized during the year	-	(52,314)
Unrealized at the end of the year	30,778	(789,367)
Net Investments at the end of the year	1,532,689	1,501,911

SICO SAUDI REIT FUND

Notes to the unaudited interim condensed financial statements

At 30 June 2023

7. RENT RECEIVABLE / UNEARNED RENTAL

	30 June 2023 (Unaudited)	31 December 2022 (Audited)
At the beginning of the year	17,967,973	(1,411,806)
Earned during the year	8,648,835	36,786,301
Received during the year	(16,432,265)	(17,406,522)
Written off during the period	(17,967,973)	-
(Unearned rentals) / Rent receivable at the end of the year	(7,783,430)	17,967,973

During the period, the fund received advance rent from new tenants amounting to SAR 7.7 million (31 December 2022: SAR Nil).

7.1 Rent receivable write-off

The Fund had a Rent receivables balance of SAR 17.9 million with Eskan Company for Development and Investment as of 31 December 2022. The lease agreement ended on 26 December 2022 and the tenant vacated the premises after the lease agreement ended. The Fund Manager filed a legal case to recover the rent arrears and a ruling was issued in favour of the tenant. The Fund has written off the entire rent receivable balance of SAR 17.97 million accordingly.

8. INVESTMENT PROPERTIES

	Note	<i>Land SR</i>	<i>30 June 2023 Building SR</i>	<i>Total SR</i>
Balance at the beginning of the period		381,549,835	163,688,165	545,238,000
Impairment (charge) / reversal on investment property		-	(28,054,711)	(28,054,711)
Depreciation charge for the year	8.1	-	(4,813,289)	(4,813,289)
Balance at the end of the period		381,549,835	130,820,165	512,370,000

		<i>Land SR</i>	<i>31 December 2022 Building SR</i>	<i>Total SR</i>
Balance at the beginning of the year		381,549,835	257,035,165	638,585,000
Impairment on investment property		-	(83,640,644)	(83,640,644)
Depreciation charge for the year	8.1	-	(9,706,356)	(9,706,356)
Balance at the end of the year		381,549,835	163,688,165	545,238,000

SICO SAUDI REIT FUND

Notes to the unaudited interim condensed financial statements
At 30 June 2023

8. INVESTMENT PROPERTIES (continued)

Following are details of the depreciation on each of the property:

	<i>30 June 2023 SR</i>	<i>31 December 2022 SR</i>
Buildings		
ESKAN 4	1,236,496	2,493,486
ESKAN 5	1,192,270	2,404,302
ESKAN 6	1,002,209	2,021,030
I offices	1,382,312	2,787,538
Balance at the end of the year	4,813,289	9,706,356

Title deeds of the investment properties are registered in the name of a Special Purpose Vehicle entity (“the SPV”), Mashaar REIT Real Estate Company, a limited liability company organised and existing under the laws of the Kingdom of Saudi Arabia. The Fund is beneficial owner of the properties for which title deeds are in the name of the SPV. Documents relating to properties are kept in capacity of custodian with Riyadh Capital Security Services.

Eskan 4

The property is a hospitality tower composed of 23 floors and located in Al Aziziah district, Makkah Al Mukaramah City. The property sits on a land area measuring 1,288 square meters and a total built up area of 18,053 square meters. The property generates an annual rental income of SAR 2.7 million.

Eskan 5

The property is a hospitality tower composed of 20 floors and located in Prince Abdullah Faisal district, Makkah Al Mukaramah City. The property sits on a land area measuring 1 383 square meters and a total built up area of 19,905 square meters. The property generates an annual rental income of SAR 4.1 million

Eskan 6

The property is a hospitality tower composed of 18 floors and located in Al Aziziah district, Makkah Al Mukaramah City. The property sits on a land area measuring 1,458 square meters and a total built up area of 15, 201 square meters. The property generates an annual rental income of SAR 2.2 million

I Offices

The property is an office building located in Al Rabie district, Riyadh city. The property sits on a land area measuring 6,156 square meters and total built up area of 23,220 square meters. The property generates an annual rental income of SAR 19.5 million.

The fair value of investment property has been determined by two external and independent property valuers licensed by Taqueem i.e., White Cubes Real Estate Company and Qiam Valuation Company (2022: White Cubes Real Estate Company and Qiam Valuation Company). They are accredited independent valuers with a recognised and relevant professional qualifications.

In accordance with Article 22 of the Real Estate Investments Funds Regulations issued by CMA in the Kingdom of Saudi Arabia, the Fund Manager evaluates the Fund’s assets based on an average of two evaluations prepared by independent evaluators. As set out in the terms and conditions of the Fund, net asset value declared is based on the average of the two market values obtained.

8. INVESTMENT PROPERTIES (CONTINUED)

The investment properties were valued taking into consideration a number of factors, including the area and type of property and valuation techniques using significant unobservable inputs, including the financial & fragmentation plot analysis, land plus cost model, direct comparison method and discounted cash flow method.

The following table shows the valuations techniques used in determining the fair value of investment properties, as well as key unobservable inputs used in valuation models.

Measurement data of fair value according to IFRS 13 as at 30 June 2023 as follows:

White Cubes

Properties	Valuation approach	Key inputs and valuation assumptions	Rate
Eskan 4	DRC Approach	Building cost per square meter (SR) Average Developer Profit %	SR 3,987/sqm 30%
Eskan 5	DRC Approach	Building cost per square meter (SR) Average Profit Margin %	SR 3,956/sqm 30%
Eskan 6	DRC Approach	Building cost per square meter (SR) Average Profit Margin %	SR 4,093/sqm 20%
I offices	Income Approach	Capitalization rate	8%

Qiam Valuation

Properties	Valuation approach	Key inputs and valuation assumptions	Rate
Eskan 4	DCF	Discount rate	9%
Eskan 5	DCF	Discount rate	9%
Eskan 6	DCF	Discount rate	9%
I offices	DCF	Discount rate	9%

SICO SAUDI REIT FUND

Notes to the unaudited interim condensed financial statements

At 30 June 2023

8. INVESTMENT PROPERTIES (CONTINUED)

Details of valuation reports by the independent valuers are as follows:

Property	City	Valuer	Market value	
			30 June 2023 SR	31 December 2022 SR
Eskan 4	Makkah Al Mukaramah	White Cubes	141,780,000	134,200,000
		Qiam Valuation	120,165,000	142,150,000
		Average	130,972,500	138,175,000
Eskan 5	Makkah Al Mukaramah	White Cubes	106,400,000	105,600,000
		Qiam Valuation	131,832,000	166,626,000
		Average	119,116,000	136,113,000
Eskan 6	Makkah Al Mukaramah	White Cubes	139,000,000	132,600,000
		Qiam Valuation	100,243,000	130,300,000
		Average	119,621,500	131,450,000
I Offices	Riyadh	White Cubes	138,000,000	137,000,000
		Qiam Valuation	147,320,000	142,000,000
		Average	142,660,000	139,500,000
Total			512,370,000	545,238,000

8.1 The Fund has the policy of charging depreciation on building over 35 years using the straight- line method.

9. NET UNREALIZED GAIN FROM INVESTMENTS CARRIED AT FVTPL

	30 June 2023 (Unaudited)	30 June 2022 (Unaudited)
Net realized and unrealized gain/ (loss) from investments carried at FVTPL	30,778	33,627
Total	30,778	33,627

SICO SAUDI REIT FUND

Notes to the unaudited interim condensed financial statements

At 30 June 2023

10. SHORT TERM BORROWINGS

The Fund has obtained Islamic financing amounting to SAR 149.89 million dated 09 March 2021 from Riyadh Bank. The finance cost of facility is calculated at 3 months SAIBOR + 2.25%. The contract has a maturity of 3 months, which is renewed after every three months. The Fund is allowed under its terms and conditions to obtain loans for the acquisition of properties in order to achieve the objectives of the Fund. The title of the properties of the Fund are kept as a collateral against the borrowing amount.

11. RELATED PARTY TRANSACTIONS AND BALANCES

Related parties of the Fund include "SICO Capital" previously known as Muscat Capital being the Fund Manager, (SICO Bank Bahrain, Bank Muscat being the shareholder of SICO Capital), with the underlying properties of the Fund being custodized with Riyadh Capital (being the custodian of the Funds).

For management services, the Fund pays quarterly, the management fees at an annual rate of 1% of the net assets (equity) of the Fund attributable to Unitholders, at each valuation date, as set out in the Fund's terms and conditions. However, in light of the Fund manager's announcement on Tadawul for waiver of the management fee, the accrual of management fee was restricted till 14 March 2020.

The Fund pays fixed custodian fees of SR 175,000 per annum, as set out in the Fund's terms and conditions and is paid quarterly.

The significant related party transactions entered into by the Fund during the year are as follows:

<u>Related Party</u>	<u>Nature of transaction</u>	<u>30 June 2023 (Unaudited) Amount of transaction</u>	<u>30 June 2022 (Unaudited) Amount of transaction</u>
SICO Capital (Previously known as Muscat Capital)	Transaction fee	-	-
	Admin fee	(101,705)	(124,509)
	Others	-	-
Riyad Capital	Custodian fees	(86,781)	(86,781)

The balances resulting from related party transactions are as follows:

<u>Related Party</u>	<u>Nature of transaction</u>	<u>30 June 2023 (Unaudited)</u>	<u>31 December 2022 (Audited)</u>
SICO Capital (Previously known as Muscat Capital)	Fee Payable *	142,431	142,431
	Admin fee *	101,705	(157,480)
	Others *	61,023	(5,408)
Riyad Capital	Custodian fees *	86,781	(67,190)
SICO Capital Money Market fund (Previously known as Muscat Capital Money Market fund)	Investments	1,532,689	1,501,911

* These balances have been recorded under accrued expenses and other liabilities.

** This is recorded under prepayments and other assets.

SICO SAUDI REIT FUND

Notes to the unaudited interim condensed financial statements

At 30 June 2023

12. FAIR VALUE OF FINANCIAL INSTRUMENTS

Management believes that the fair value of all other financial assets and liabilities are classified as amortised cost and at the reporting date approximate their carrying values owing to their short-term tenure and the fact that these are readily liquid. These are all classified within level 2 of the fair value hierarchy. There were no transfers between various levels of fair value hierarchy during the current year or prior year.

13. MATURITY ANALYSIS OF ASSETS AND LIABILITIES

The table below shows an analysis of assets and liabilities according to when they are expected to be recovered or settled respectively:

<i>As at 30 June 2023 (Unaudited)</i>	<i>Within 12 months SR</i>	<i>After 12 months SR</i>	<i>Total SR</i>
ASSETS			
Cash and cash equivalents	15,323,578	-	15,323,578
Investments carried at fair value through profit or loss (FVTPL)	1,532,689	-	1,532,689
Prepayment and other assets	6,975,025	-	6,975,025
TOTAL ASSETS	23,831,292	-	23,831,292
LIABILITIES			
Accrued expenses and other liabilities	14,641,246	-	14,641,246
Unearned rental income	7,726,991	-	7,726,991
TOTAL LIABILITIES	22,368,237	-	22,368,237
<i>As at 31 December 2022 (Audited)</i>	<i>Within 12 months SR</i>	<i>After 12 months SR</i>	<i>Total SR</i>
ASSETS			
Cash and cash equivalents	5,408,081	-	5,408,081
Investments carried at fair value through profit or loss (FVTPL)	1,501,911	-	1,501,911
Prepayments and other assets	24,978,147	-	24,978,147
TOTAL ASSETS	31,888,139	-	31,888,139
LIABILITIES			
Accrued expenses and other liabilities	17,044,544	-	17,044,544
Unearned rental income	-	-	-
TOTAL LIABILITIES	17,044,544	-	17,044,544

14. CHANGES IN FUNDS TERMS AND CONDITIONS

The changes to the Fund's terms and conditions reflect the following key changes during the period;

- Resignation of Independent Board Member: Mr. Fahad Al Shammari
- Resignation of Independent Board Member: Mr. Ali Hamiduddin
- Appointment of Independent Board Member: Mr. Imad Awwad
- Appointment of Independent Board Member: Mr. Saleh Al Mahasen
- Resignation of Non-Independent Board Member: Mr. Ibrahim Fatani
- Removal of Non-Independent Board Member: Mr. Mohannad Al Khoweilad

15. LAST VALUATION DAY

The last valuation day of the period was 30 June 2023 (year ended 31 December 2022: 31 December 2022).

16. EVENTS AFTER THE REPORTING DATE

Subsequent to the reporting date, the Fund Manager has made certain revisions to the Terms and Conditions of the Fund. The latest update was approved by the Capital Market authority (the “CMA”) on 04 Ramadan 1445H (corresponding to 26 March 2023).

17. APPROVAL OF INTERIM CONDENSED FINANCIAL STATEMENTS

These unaudited interim condensed financial statements were approved by the Fund’s management on 20 Muharram 1445H (corresponding to 14 August 2023).

Signed on behalf of **Fund’s** Board of Directors

Authorized Signatory