

(SNB Capital Real Estate Fund)  
Semi-Annual Statement  
For the Period Ended 31 December 2022



#### 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 statement of SNB Capital Real Estate Fund for the period ended on 30 June 2022G.
- The Fund Manager announces the publication of semi-annual valuation report of SNB Capital Real Estate Fund for the period ending 30 June 2022G.
- The Fund Manager announces the availability of the interim financial statements of SNB Capital Real Estate Fund for the period ending on 30 June 2022G.

#### FUND KEY HIGHLIGHTS\*

Description	Amount in SAR / Percentage
Unit Price	SAR 2.45
Total Asset Value	SAR 60.53 million
Net Asset Value	SAR 43.10 million
Property Value to Portfolio Value	85.28%
Fund's Costs to Fund's Total Assets Value**	0.33%
Loan to Assets Ratio	-

\*According to the latest audited financial statements which were as of June 30, 2022

\*\*Annualized

Total expenses and fees	Amount (SAR)	Percentage of AUM	Cap Limit
Mangement Fees	-	0.00%	1.00%
Other Fees and Expenses*	100,863	0.33%	0.65%

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

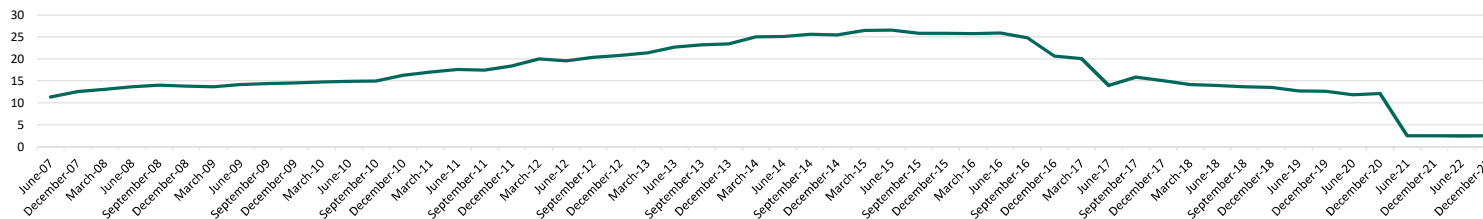
Statement of Capital Distributions To Unit Holders	2021 DEC	2022 DEC
Total Capital Distribution in SAR	NA	NA
Number of Outstanding Units	NA	NA
Value of the Distributions Per Unit in Saudi Riyals	NA	NA
Distribution Percentage of Fund NAV	NA	NA
Eligibility Date of Distribution During the Relevant Half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

#### FUND PROPERTIES

Prpoerty Name	Percentage of AUM
Derab Land*	0.00%
Knoz Jeddah Land	86.66%

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

#### UNIT PRICE



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