

SNB Capital Real Estate Fund
Formerly known as: Samba Real Estate Fund
Semi-Annual Statement
For the Period Ended 30 Jun 2024



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 lawsuit for Derab land is still under processing with the relevant authority.
- Updating the Fund terms & condition for appointing Mr. Naif Aldegaither as Independent Member of the Fund Board of SNB Capital Real Estate Fund.
- Annual Report of the fund Including the Annual Audited Financial Statements, for the period ended 31 December 2023 was published.

FUND KEY HIGHLIGHTS*

Description	Amount in SAR / Percentage
Unit Price	SAR 2.5278
Total Asset Value	SAR 60.899 million
Net Asset Value	SAR 44.438 million
Property Value to Portfolio Value	86.75%
Fund's Costs to Fund's Total Assets Value**	1.46%
Loan to Assets Ratio	-

*According to the latest audited financial statements which were as of Dec 31, 2023

**Annualized

Total expenses and fees	Amount (SAR)	Percentage of AUM
Management Fees	-	0.00%
Other Fees and Expenses*	890,000	1.46%

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

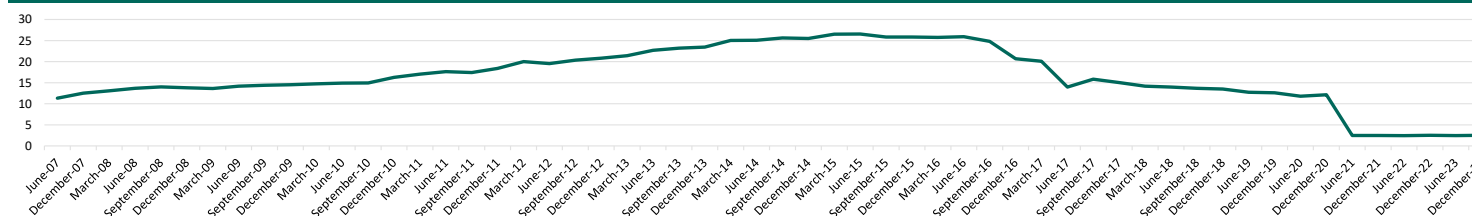
Statement of Capital Distributions To Unit Holders	2022 Jun	2023 Jun
Total Capital Distribution in SAR	NA	NA
Number of Outstanding Units	NA	NA
Value of the Distributions Per Unit in Saudi Riyals	NA	NA
Distribution Percentage of Fund NAV	NA	NA
Eligibility Date of Distribution During the Relevant Half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

FUND PROPERTIES

Prpoerty Name	Percentage of AUM
Derab Land*	0.00%
Knoz Jeddah Land	86.75%

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

UNIT PRICE



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