

SNB Capital Real Estate Fund
Formerly known as: Samba Real Estate Fund
Semi-Annual Statement
For the Period Ended 31 Dec 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.
- Appointing of Mr. Naif Aldegaiher as Independent Member of the Fund Board of SNB Capital Real Estate Fund , and updating the Fund terms & condition accordingly.
- Semi-annual statement of the fund , for the period ending on 30 June 2024 was published.
- Semi-annual valuation reports of the assets of the fund for the period ending on 30 June 2024, prepared by two approved valuator were published.
- Interim financial statements of the fund for the period ending on 30 June 2024 was published.

FUND KEY HIGHLIGHTS*

Description	Amount in SAR / Percentage
Unit Price	SAR 2.8180
Total Asset Value	SAR 65.628 million
Net Asset Value	SAR 49.539 million
Property Value to Portfolio Value	88.08%
Fund's Costs to Fund's Total Assets Value**	0.25%
Loan to Assets Ratio	-

*According to the financial statements which were as of June 30, 2024

**Annualized

Total expenses and fees	Amount (SAR)	Percentage of AUM
Management Fees	-	0.00%
Other Fees and Expenses*	80,813	0.25%

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

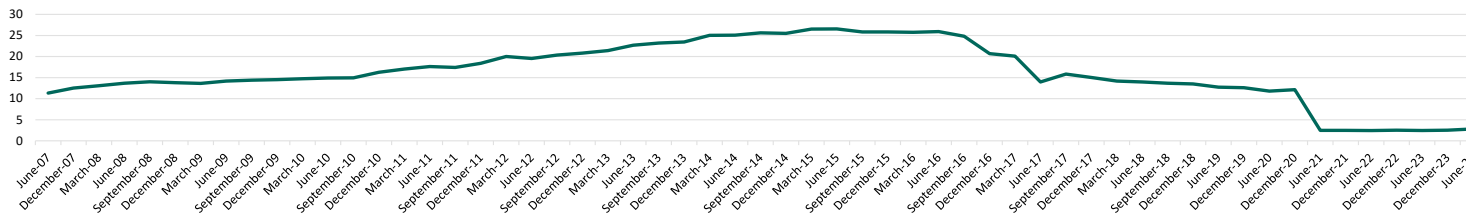
Statement of Capital Distributions To Unit Holders	2023 DEC	2024 DEC
Total Capital Distrubtion in SAR	NA	NA
Number of Outstanding Units	NA	NA
Value of the Distributions Per Unit in Saudi Riyals	NA	NA
Distribution Percentage of Fund NAV	NA	NA
Eligibility Date of Distribution During the Relevant Half	NA	NA

FUND PROPERTIES

Prpoerty Name	Percentage of AUM
Derab Land*	0.00%
Knoz Jeddah Land	88.08%

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

UNIT PRICE



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