SNB Capital Real Estate Fund
Formerly known as: Samba Real Estate Fund

Semi-Annual Statement

For the Period Ended 30 June 2026

Approved Shariah Board

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

Annual reports of the assets of SNB Capital Real Estate Fund have been published for the period ending on 2025-12-30

Regarding the Derab Land, A royal court has been obtained approving the release of the land & compensating the land owners partially with alternative lands. it's under study with the assigned committee.

Regarding the Kunoz land, the cadastral decision was obtained sucsessfully on 18/12/1447H. Thus, we can sell the land after registering the land in (Real Estate Registry) RER .

FUND KEY HIGHLIGHTS*

Description	Amount in SAR / Percentage
Unit Price	3.2695
Total Asset Value	73.63
Net Asset Value	57.48
Property Value to Portfolio Value	91.24%
Fund's Costs to Fund's Total Assets Value**	1.42%
Loan to Assets Ratio	-

**According to the latest audited financial statements which were as of Dec 31, 2025*

***Annualized*

Total expenses and fees	Amount (SAR)	Percentage of AUM
Mangement Fees	-	0.00%
Other Fees and Expenses*	1,045,000	1.42%

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

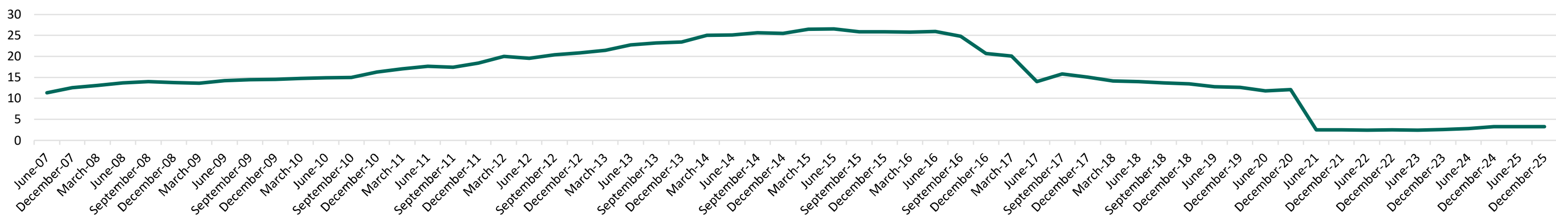
Statement of Capital Distrbutions To Unit Holders	2024 Jun	2025 Jun
Total Capital Distrubtion in SAR	NA	NA
Number of Outstanding Units	NA	NA
Value of the Distributions Per Unit in Saudi Riyals	NA	NA
Distribution Percentage of Fund NAV	NA	NA
Eligibillty Date of Distribution During the Relevant Half	NA	NA

FUND PROPERTIES

Prpoerty Name	Percentage of AUM
Derab Land*	0.00%
Knoz Jeddah Land	91.24%

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

UNIT PRICE



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