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A) Investment Fund Information

أ) معلومات صندوق الاستثمار

1) Name of the Investment Fund SNB Capital Fund of REITs Fund	1) اسم صندوق الاستثمار صندوق الأهلي قابض لصناديق الاستثمار العقارية المتداولة
2) Investment Objectives and Policies <ul style="list-style-type: none"> Fund's Objectives: It is a fund of funds fund which aims to distribute income to Unitholders through investing mainly in real estate investment traded funds (REITs) including REITs IPO's, units of open or closed end income generating real estate funds and in funds investing in listed real estate companies according to the investment restrictions mentioned in the terms and conditions of the fund. Investment Policies and Practices: The fund invests primarily in units of Real Estate Investment Traded Funds (REITs) including REITs IPO's, units of open or closed end income generating real estate funds and in funds investing in listed real estate companies. The Fund may invest cash surplus in Sharia-compliant money market transactions or funds. 	2) أهداف وسياسات الاستثمار وممارساته <ul style="list-style-type: none"> أهداف الصندوق: هو صندوق استثماري قابض يهدف إلى توزيع الدخل على مالكي الوحدات من خلال الاستثمار بشكل أساسي في صناديق الاستثمار العقارية المتداولة المعروفة باسم (ريت) ويشمل ذلك الطروحات العامة الأولية لوحدات صناديق الاستثمار العقارية المتداولة. بالإضافة إلى ذلك يمكن للصندوق الاستثمار في صناديق الاستثمار العقاري المدرة للدخل المفتوحة أو المغلقة وصناديق الاستثمار التي تستثمر في الشركات العقارية المدرجة حسب قيود الاستثمار المذكورة في شروط وأحكام الصندوق. سياسات الاستثمار وممارساته: يستثمر الصندوق بشكل أساسي في وحدات صناديق الاستثمار العقارية المتداولة ويشمل ذلك الطروحات العامة الأولية لوحدات صناديق الاستثمار العقارية المتداولة، ووحدات صناديق الاستثمار العقاري المدرة للدخل المفتوحة أو المغلقة ووحدات صناديق استثمار تستثمر في شركات عقارية مدرجة. يمكن للصندوق استثمار جزء من أصوله والفائض النقدي في وحدات صناديق أسواق النقد المتوافقة مع الشريعة.
3) Distribution of Income & Gain Policy The Fund Manager reserves the right to approve a full or partial distribution, based on the best interest of the unitholders, of the periodic profits received from the Fund's investments, if any, and/or the distribution of the realized capital gains, if any, according to Fund Manager's best judgment. Profits are distributed to unitholders twice a year within ten working days in the Kingdom from the end of June and December.	3) سياسة توزيع الدخل والأرباح يحتفظ مدير الصندوق بحق إقرار توزيع كامل أو جزئي، بما يحقق مصلحة مالكي الوحدات، من الأرباح الدورية المستلمة من استثمارات الصندوق حال وجودها و/أو توزيع الأرباح الرأسمالية المحققة إن وجدت من قبل الصندوق وفق ما يقرره مدير الصندوق على مالكي الوحدات في الصندوق. ويتم توزيع الأرباح على مالكي الوحدات مرتين في السنة خلال عشرة أيام عمل بالمملكة من نهاية شهر يونيو وشهر ديسمبر.
4) The fund's reports are available upon request free of charge.	4) تتاح تقارير الصندوق عند الطلب وبدون مقابل.
5) The fund's benchmark and the service provider's website (if any) NCB Capital Saudi REITs Shariah Index .The benchmark service is provided by (S&P).	5) المؤشر الاسترشادي للصندوق، والموقع الإلكتروني لمزود الخدمة (إن وجد) مؤشر الأهلي كابيتال المتوافق مع الشريعة للصناديق الاستثمارية العقارية المتداولة السعودية. يتم تزويد خدمة المؤشر عن طريق شركة ستاندرد آند بورز (S&P).

B) Fund Performance

ب) أداء الصندوق

- 1) A comparative table covering the last three financial years/or since inception, highlighting: (1) جدول مقارنة يغطي السنوات المالية الثلاث الأخيرة/ أو منذ التأسيس، يوضح:

السنة	2020	2021	2022	Year
صافي قيمة أصول الصندوق*	41,538,513	57,454,670	49,509,246	NAV*
صافي قيمة أصول الصندوق لكل وحدة*	1.05	1.23	1.05	NAV per Unit*
أعلى سعر وحدة*	1.12	1.35	3.15	Highest Price per Unit*
أقل سعر وحدة*	0.84	1.03	1.01	Lowest Price per Unit *
عدد الوحدات	39,687,681	46,873,096	47,374,468	Number of Units
قيمة الأرباح الموزعة لكل وحدة	0.040	0.028	0.051	Income Distribution Per Unit
نسبة الرسوم والمصروفات	0.86%	0.79%	0.8%	Fees & Expense Ratio
نسبة الأصول المقرضة من إجمالي قيمة الأصول، ومدة انكشافها وتاريخ استحقاقها (إن وجدت)	N/A	N/A	N/A	Percentage of borrowed assets from the total asset value, the period of their exposure period and due date (if any)
*بالريال السعودي				*In Saudi Riyal

- 2) A performance record that covers the following: (2) سجل أداء يغطي ما يلي:

- a. The total return for the fund compared to the benchmark for 1 year, 3 years, 5 years and since inception: أ. العائد الإجمالي للصندوق مقارنة بالمؤشر لسنة واحدة، ثلاث سنوات، خمس سنوات ومنذ التأسيس:

الفترة	1 Year سنة	3 Years 3 سنوات	5 Years 5 سنوات	Since Inception منذ التأسيس	Period
عائد الصندوق %	-7.92	6.64	5.67	5.56	Return %
عائد المؤشر %	-6.31	6.42	5.76	5.72	Benchmark %

- b. The annual total return for the fund compared to the benchmark for the last 10 years/ or since inception: ب. العائد الإجمالي السنوي للصندوق مقارنة بالمؤشر للعشر سنوات الماضية/ أو منذ التأسيس:

السنة	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Year
عائد الصندوق %	N/A	N/A	N/A	N/A	N/A	-16.73	30.42	10.56	19.14	-7.92	Return %
عائد المؤشر %	N/A	N/A	N/A	N/A	N/A	-13.24	26.53	11.60	15.28	-6.31	Benchmark %

c. Actual fees and fund expenses paid by the investment fund during the year as a percentage of average Net Asset Value:

ج. مقابل الخدمات والعمولات والأتعاب التي تحملها الصندوق على مدار العام كنسبة مئوية من متوسط صافي قيمة أصول الصندوق:

Fees and Expenses	ألف ريال SAR '000	النسبة المئوية %	الرسوم والمصروفات
Management Fees	208	%0.50	أتعاب الإدارة
VAT on Management Fees	31	%0.08	ضريبة القيمة المضافة على أتعاب الإدارة
Custodian Fees	18	%0.04	رسوم الحفظ
Auditor Fees	43	%0.09	أتعاب مراجع الحسابات
Fund Admin Expenses	16	%0.03	مصاريف العمليات الإدارية
CMA Fees	8	%0.02	رسوم هيئة السوق المالية
Tadawul Fees	0	%0.00	رسوم نشر معلومات الصندوق على موقع تداول
Shariah Committee Fees	3	%0.01	أتعاب خدمات اللجنة الشرعية
Independent Fund Board Remunerations	14	%0.03	مكافآت أعضاء مجلس إدارة الصندوق المستقلين
Total Fees and Expenses	341	%0.80	مجموع الرسوم والمصاريف

3) Material Changes

3) تغيرات جوهرية حدثت خلال الفترة

There were no material changes that occurred during the period that affected the performance of the fund.

لم تحدث تغييرات جوهرية تؤثر في أداء الصندوق خلال الفترة.

Economic Outlook:

نظرة عامة على أداء الاقتصاد:

- بلغ متوسط أسعار النفط الخام 99 دولار للبرميل خلال عام 2022 ، بارتفاع وقدره 39% مقارنة بمتوسط سعر عام 2021، ويعزى الارتفاع الحاد في النصف الأول من العام إلى المخاوف المتعلقة بنقص إمدادات النفط كنتيجة للصراع الروسي الأوكراني. لكن سعر النفط بدأ يضعف في النصف الثاني من العام نتيجة لعقوبة وضع حد سقف أعلى على سعر النفط الروسي. تم تسجيل أدنى سعر إغلاق يومي خلال العام عند 76 دولارًا أمريكيًا للبرميل في شهر ديسمبر 2022 وأعلى سعر إغلاق عند 128 دولارًا أمريكيًا للبرميل في شهر مارس 2022. في الربع الأخير من العام شهدت الأسعار نزول بنسبة 5% على أساس ربعي، وأغلق العام عند 86 دولارًا أمريكيًا للبرميل بمستوى إجمالي أعلى بنسبة 10% من سعر إغلاق عام 2021.
- استمرت الزيادة التدريجية في تمثيل السوق السعودي في المؤشرين الدوليين الرئيسيين، FTSE EM و MSCI EM خلال العام. أدى صافي التدفقات الأجنبية الوافدة المقدرة بـ 11.4 مليار دولار أمريكي في عام 2022 لرفع الملكية الأجنبية الإجمالية إلى 79 مليار دولار أمريكي في تداول (باستثناء الشركاء الاستراتيجيين).
- Crude oil prices (Brent) averaged USD 99/bbl. during 2022, up 39% from 2021 levels on average basis, and exhibited a steadily rising trend in the first half of the year amid concerns about a shortfall in global Oil supplies resulted from Russian-Ukrainian conflict. However, the oil market weakened in the second half amid Oil price cap sanctions on Russia. The lowest daily closing price during the year is USD 76/bbl that was seen in December 2022 and the highest close of USD 128/bbl witnessed in March 2022. The price declined 5% on a QoQ basis in the last quarter of the year and closed the year at USD 86/bbl an overall 10% higher level than 2021 closing.
- The Saudi market's representation kept gradually increasing in the two premier international indices, FTSE EM and MSCI EM during the year under review. Net foreign inflows of around USD 11.4 bln in 2022 took

- كان نشاط الاكتتابات قوياً جداً خلال الفترة، حيث تم إدراج 18 شركة في السوق الرئيسية لتداول في عام 2022 برأسمال يزيد عن 10 مليار دولار أمريكي. وصلت مشاركة المستثمرين في هذه الاكتتابات الأولية من قطاعي المؤسسات والأفراد إلى مستويات قياسية، وذلك بفضل متانة أداء الاقتصاد السعودي. ستة اكتتابات منها كانت جديدة بالملاحظة هذه الشركات هي شركة النهدي الطبية، حيث جمعت 1.36 مليار دولار، شركة أرامكو السعودية لزيوت الأساس حيث جمعت 1.32 مليار دولار، شركة مرافق الكهرباء والمياه بالجبيل التي جمعت 897 مليون دولار، شركة علم التي جمعت 819 مليون دولار، وشركة الحفر العربية التي جمعت 712 مليون دولار، بالإضافة إلى شركة مطاعم أمريكانا كأول طرح مزدوج في السعودية وتم طرح الشركة في كل من سوق أبو ظبي والسوق السعودي حيث تم جمع 1.81 مليار دولار. بالإضافة إلى ذلك، شهد سوق نمو السوق الموازية 19 اكتتاباً عام جمعت 344 مليون دولار أمريكي بشكل إجمالي. كان اكتتاب الشركة الطبية العربية العالمية القابضة هو الأبرز في نمو.
- كان الأداء الاقتصادي للمملكة خلال العام المالي 2022 قوياً وذلك نسبة إلى النمو في كل من الاقتصاد النفطي وغير النفطي. سجلت المملكة فائض في الميزانية العامة للدولة بمقدار 2.6% من الناتج المحلي الإجمالي، كأول فائض في الميزانية العامة منذ 9 سنوات، مقارنة بعجز مالي يقدر بحوالي 2.3% من الناتج المحلي الإجمالي في السنة المالية 2021. زاد إنتاج النفط إلى 10.5 مليون برميل في اليوم، أي أعلى بنسبة 16% تقريباً على أساس سنوي. كما سجل متوسط مؤشر مديري المشتريات في المملكة مستوى 56.5 نقطة للسنة، مسجلاً أدنى مستوى له عند 53.2 نقطة في يناير وأعلى مستوى عند 58.5 نقطة في نوفمبر. مقارنة بمتوسط 56 نقطة شوهد في عام 2021.
- الاحتياطي الفيدرالي في الولايات المتحدة قام برفع مؤشر الفائدة سبع مرات في عام 2022 وصولاً عند مستوى 4.25-4.50%. بلغ متوسط السايبور لمدة 3 أشهر 3.1% خلال عام 2022. سجلت تداول انخفاض بنسبة 23% في متوسط قيمة التداول اليومية خلال عام 2022 حيث بلغ معدل 1.8 مليار دولار أمريكي في اليوم.
- The Kingdom's economic performance during FY22 was robust driven by growth in Oil GDP and non-oil GDP. The Kingdom reported Fiscal surplus of 2.6% for FY22, the first surplus budget in 9 years, compared to fiscal deficit of around 2.3% of GDP in FY21. Oil output increased to 10.5 mln bbl/d, approximately 16% higher on YoY basis. The Kingdom's PMI averaged at a level of 56.5 points for the year, recording a low of 53.2 points in January and a high of 58.5 points in November. These compare to an average of 56 points seen in 2021.
- The US Fed raised its benchmark rate seven times in 2022 to 4.25-4.50%, the highest level since December 2007, the pace of the rate hike has been the fastest in more than 35 years. 3-month Saibor averaged at 3.1% during 2022. Tadawul reported 23% decrease in average daily traded value during 2022 that reached a rate of USD 1.8 bln a day.

4) Exercising of Voting Rights

The Fund Manager has exercised voting rights, for more details kindly refer to the "Exercising of Voting Right Annex".

4) ممارسات التصويت السنوية

قام مدير الصندوق بممارسات التصويت السنوية. وللمزيد من التفاصيل يرجى مراجعة "ملحق ممارسات التصويت السنوية".

5) Fund Board Annual Report

a. Names of Fund Board Members

- Naif Al Saif – Chairman – Non-Independent Member

5) تقرير مجلس إدارة الصندوق السنوي

أ. أسماء أعضاء مجلس إدارة الصندوق

- نايف آل سيف - رئيس مجلس إدارة الصندوق - عضو غير مستقل

- Wisam Fasihaldin - Non-Independent Member
- Dr. Asem Al Homaidi - Independent Member
- Mohammed Al Oyaidi - Independent Member

b. A brief about the fund board members' qualifications

Naif Al-Saif: He is currently the Head of Principal Investments in SNB Capital. Naif joined Samba in February 2006. He has 15 years of experience. In Samba, Naif has managed the fixed income portfolio of more than SAR 60 billion and managed the public budget of SAR 225 billion. He is also the Chief Operating Officer in Samba London. Moreover, he is a member in Samba's Asset and Liability Committee. He has taken part in several strategic projects in developing the Saudi banking sector. Prior to joining Samba, he worked for Saudi Hollandi Bank, Derivatives Department, Treasury Section. Naif holds a bachelor's degree with Honors in Finance and Economics from King Fahd University of Petroleum and Minerals and MBA from Prince Sultan University.

Wisam Fasihaldin: He is the Chief Financial Officer at Jeddah Central Development Company (A subsidiary of PIF). Also, he was the Chief Financial Officer at SNB Capital. He joined SNB Capital in 2014G. Prior to that he held multiple roles at Saudi National Bank. He has more than 20 years of experience in financial sector. He received an MBA degree - specialized in Finance University of Business & Technology (former CBA). He holds a Bachelor degree - specialized in Business Administration from King Abdulaziz University.

Dr. Asem Al Homaidi: He is an assistant professor of Finance and Investment. He received PhD in Finance from the University of New Orleans in United States of America, a Master in Financial Economics from University of New Orleans in United States of America, a Master of Finance from University of Tampa, FL and Bachelor's degree from King Saud University in Business Administration (major in Finance) Excellent grade with First Class Honor.

Mohammed Al Oyaidi: He is the founder of OCPAs, has more than 15 years of experience in the area of capital markets, accounting, auditing and risk management. He has also worked in some international companies and agencies such as KPMG, Ernst & Young, the World Bank Group and the Saudi Capital Market Authority. He received a Master of Business Administration from Oklahoma City University and a Bachelor's degree in Accounting from King Saud University. He was awarded CPA Fellowship as well as SOCPA Fellowship. Aloyaidi is Business Valuer certified by Saudi Authority for Accredited Valuers (TAQEEM).

c. Roles and responsibilities of the Fund Board

The responsibilities of the members of the fund board shall include the following:

1. Approving material contracts, decisions and reports involving the fund.

- وسام فصيح الدين - عضو غير مستقل
- د. عاصم الحميضي - عضو مستقل
- محمد العبيدي - عضو مستقل

ب. نبذة عن مؤهلات أعضاء مجلس إدارة الصندوق

نايف آل سيف: رئيس إدارة الاستثمارات الخاصة لدى شركة الأهلي المالية. انضم نايف إلى سامبا في فبراير 2006 حاصل على 15 سنة من الخبرة في العمل في سامبا، تولى نايف إدارة محفظة الدخل الثابت والتي تتجاوز 60 مليار ريال سعودي، بالإضافة إلى إدارة الميزانية العمومية التي تتجاوز 225 مليار ريال سعودي. وهو أيضاً رئيس المتداولين لفرع سامبا لندن. وهو عضو في لجنة الأصول والخصوم في سامبا. وقد شارك في العديد من المشاريع الاستراتيجية في تطوير القطاع المصرفي السعودي. قبل انضمامه إلى سامبا، عمل في البنك السعودي الهولندي، قسم المشتقات المالية - إدارة الخزينة. حصل نايف على درجة البكالوريوس في العلوم المالية والاقتصاد من جامعة الملك فهد للبترول والمعادن وشهادة الماجستير في إدارة الأعمال / مالية من جامعة الأمير سلطان بمرتبة الشرف.

وسام فصيح الدين: المدير المالي لشركة وسط جدة للتطوير (إحدى الشركات التابعة لصندوق الاستثمارات العامة). شغل سابقاً منصب المدير المالي في شركة الأهلي المالية. انضم إلى شركة الأهلي المالية عام 2014م. شغل عدة مناصب في البنك الأهلي السعودي. لديه أكثر من 20 عاماً من الخبرة في الإدارة المالية. حاصل على ماجستير في إدارة الأعمال من جامعة الأعمال والتكنولوجيا في المملكة العربية السعودية، وشهادة مراقب تكاليف معتمد. وحاصل على درجة البكالوريوس في إدارة الأعمال من جامعة الملك عبدالعزيز.

د. عاصم الحميضي: الدكتور عاصم، أستاذ المالية والاستثمار المساعد. حصل على درجة الدكتوراه في الفلسفة المالية من جامعة نيو أورلينز في الولايات المتحدة الأمريكية، ودرجة الماجستير في الاقتصاد المالي من جامعة نيو أورلينز ومن جامعة تامبا في الولايات المتحدة الأمريكية، ودرجة الماجستير في العلوم المالية من جامعة تامبا في الولايات المتحدة الأمريكية. درس في جامعة الملك سعود وحصل على درجة البكالوريوس في إدارة الأعمال (تخصص المالية) بتقدير امتياز مع مرتبة الشرف الأولى.

محمد العبيدي: مؤسس مكتب العبيدي محاسبون ومراجعون قانونيون، يمتلك خبرة أكثر من (15) عام في السوق المالية والمحاسبة والمراجعة وإدارة المخاطر. سبق له العمل في بعض بيوت الخبرة العالمية مثل شركة كي بي إم جي (KPMG)، وارنست آند يونغ (Ernst & Young)، والبنك الدولي، وهيئة السوق المالية السعودية. حصل على ماجستير إدارة أعمال من جامعة مدينة أوكلاهوما، وشهادة البكالوريوس في المحاسبة من جامعة الملك سعود وزمالة المحاسبين القانونيين الأمريكية (CPA)، وزمالة الهيئة السعودية للمحاسبين القانونيين (SOCPA)، وهو مقيم منشآت معتمد لدى الهيئة السعودية للمقيمين المعتمدين.

ج. أدوار مجلس إدارة الصندوق ومسؤولياته

تشمل مسؤوليات أعضاء مجلس إدارة الصندوق، على سبيل المثال لا الحصر، الآتي:

1. الموافقة على جميع العقود والقرارات والتقارير الجوهرية التي يكون الصندوق طرفاً فيها.

2. Approve a written policy in regards to the voting rights related to the fund assets.
3. Overseeing and, where appropriate, approving or ratifying any conflicts of interest the fund manager has identified.
4. Meeting at least twice annually with the fund manager's compliance committee or its compliance officer to review the fund manager's compliance with all applicable rules, laws and regulations.
5. Approving all changes stipulated in Articles (62) and (63) of the Investment Funds Regulations "IFRs" before the fund manager obtains the approval or notification of the unitholders and the Authority (as applicable).
6. Confirming the completeness and accuracy (complete, clear, accurate, and not misleading), and compliance with the IFRs, of the Terms and Conditions and of any other document, contractual or otherwise.
7. Ensuring that the fund manager carries out its obligations in the best interests of the unitholders, in accordance with the IFRs and the Fund's Terms and Conditions.
8. Reviewing the report that includes assessment of the performance and quality of services provided by the parties involved in providing significant services to the fund referred to in Paragraph (I) of Article (9) of IFRs, in order to ensure that the fund manager fulfils his responsibilities in the interest of unitholders in accordance with the Fund's Terms and Conditions and the provisions stipulated in IFRs.
9. Assessing the mechanism of the fund manager's handling of the risks related to the fund's assets in accordance with the fund manager's policies and procedures that detect the fund's risks and how to treat such risks.
10. Have a fiduciary duty to unitholders, including a duty to act in good faith, a duty to act in the best interests of the unitholders and a duty to exercise all reasonable care and skill.
11. Approving the appointment of the external Auditor nominated by the Fund Manager.
12. Taking minutes of meetings that provide all deliberations and facts of the meetings and the decisions taken by the fund's board of director.
13. Review the report containing all complaints and the measures taken regarding them referred to in Paragraph (m) of Article (9) of IFRs, in order to ensure that the fund manager carries out his responsibilities in a way that serves the interest of unitholders in accordance with the Fund's Terms and Conditions and what contained in this Regulation.

d. Remuneration of fund board members

Each member of the Fund's independent Board of Directors receives SAR (140) thousand annually, divided by the number of open-ended public investment funds managed by the Fund Manager and supervised by the Fund Board.

2. اعتماد سياسة مكتوبة فيما يتعلق بحقوق التصويت المتعلقة بأصول الصندوق.
3. الإشراف، ومتى كان ذلك مناسباً، الموافقة أو المصادقة على أي تعارض مصالح يفصح عنه مدير الصندوق وفقاً لللائحة صناديق الاستثمار.
4. الاجتماع مرتين سنوياً على الأقل مع لجنة المطابقة والالتزام لدى مدير الصندوق أو مسؤول المطابقة والالتزام لديه، للتأكد من التزام مدير الصندوق بجميع اللوائح والأنظمة المتبعة.
5. الموافقة على جميع التغييرات المنصوص عليها في المادتين (62) و (63) من لائحة صناديق الاستثمار وذلك قبل حصول مدير الصندوق على موافقة مالكي الوحدات والهيئة أو إشعارهم (حيثما ينطبق).
6. التأكد من اكتمال ودقة شروط وأحكام الصندوق وأي مستند آخر (سواء أكان عقداً أم غيره) يتضمن إفصاحات تتعلق بالصندوق ومدير الصندوق وإدارته للصندوق، إضافةً إلى التأكد من توافق ما سبق مع أحكام لائحة صناديق الاستثمار.
7. التأكد من قيام مدير الصندوق بمسؤولياته بما يحقق مصلحة مالكي الوحدات وفقاً لشروط وأحكام الصندوق، وأحكام لائحة صناديق الاستثمار.
8. الاطلاع على التقرير المتضمن تقييم أداء وجودة الخدمات المقدمة من الأطراف المعنية بتقديم الخدمات الجوهرية للصندوق المشار إليه في الفقرة (ل) من المادة (9) من لائحة صناديق الاستثمار؛ وذلك للتأكد من قيام مدير الصندوق بمسؤولياته بما يحقق مصلحة مالك الوحدات وفقاً لشروط وأحكام الصندوق وما ورد في لائحة صناديق الاستثمار.
9. تقييم آلية تعامل مدير الصندوق مع المخاطر المتعلقة بأصول الصندوق وفقاً لسياسات وإجراءات مدير الصندوق حيال رصد المخاطر المتعلقة بالصندوق وكيفية التعامل معها.
10. العمل بأمانة وحسن نية واهتمام ومهارة وعناية وحرص وبما يحقق مصلحة مالكي الوحدات.
11. الموافقة على تعيين مراجع الحسابات بعد ترشيحه من قبل مدير الصندوق.
12. تدوين محاضر الاجتماعات التي تشتمل على جميع وقائع الاجتماعات والقرارات التي اتخذها مجلس إدارة الصندوق.
13. الاطلاع على التقرير المتضمن جميع الشكاوى والإجراءات المتخذة حيالها المشار إليه في الفقرة (م) من المادة (9) من لائحة صناديق الاستثمار؛ وذلك للتأكد من قيام مدير الصندوق بمسؤولياته بما يحقق مصلحة مالكي الوحدات وفقاً لشروط وأحكام الصندوق وما ورد في لائحة صناديق الاستثمار.

د. مكافآت أعضاء مجلس إدارة الصندوق

يتقاضى عضو مجلس إدارة الصندوق المستقل (140) ألف ريال سنوياً مقسمة على عدد الصناديق العامة المفتوحة المدارة من قبل مدير الصندوق والتي يشرف عليها المجلس.

e. A statement of any conflict or potential conflict of interest between the interests of a fund board member and the interests of the fund

Members of the Fund Board may be members of other funds that may seek investment objectives similar to those of the Fund. Therefore, in the exercise of its business, a member of the Fund Board may find himself in a situation of potential conflict of duties or interests with one or more funds. However, in such cases, the member shall take into account his obligations to act in the best interests of the Unitholders to the maximum practicable extent and not to overlook his obligations to his other clients when he considers any investment that may involve a potential conflict of interest, and in situations requiring voting, that Member shall refrain from doing so. To the date of issuing the Terms and Conditions, there is no significant business or other interest to the members of the Fund Board, which is likely to conflict with the interests of the Fund.

هـ. تعارض المصالح بين مصالح عضو مجلس إدارة الصندوق

ومصالح الصندوق

يجوز لأعضاء مجلس إدارة الصندوق أن يكونوا أعضاء من حين لآخر لصناديق أخرى قد تنشأ أهدافاً استثمارية مماثلة لتلك الخاصة بالصندوق. ولذلك، فمن الممكن أن يجد أحد أعضاء مجلس إدارة الصندوق، في نطاق ممارسته لأعماله، أنه في موقف ينطوي على تعارض محتمل في الواجبات أو المصالح مع واحد أو أكثر من الصناديق. وعلى أي حال، ففي تلك الحالات سوف يراعي عضو مجلس الإدارة التزاماته بالتصرف بما يحقق أقصى مصالح مالكي الوحدات المعنيين إلى أقصى درجة ممكنة عملياً، وعدم إغفال التزاماته تجاه عملائه الآخرين عند الاطلاع بأي استثمار قد ينطوي على تعارض محتمل في المصالح، وفي الحالات التي تتطلب التصويت سوف يمتنع ذلك العضو عن ذلك. علماً أنه إلى تاريخ إعداد الشروط والأحكام، لا يوجد أي نشاط عمل أو مصلحة أخرى مهمة لأعضاء مجلس إدارة الصندوق أو أعضاء مجلس إدارة الصندوق يُحتمل تعارضها مع مصالح الصندوق.

f. A statement showing all the funds boards that the relevant board member is participating in

و. جدول يوضح جميع مجالس إدارة الصناديق التي يشارك فيها

عضو مجلس الصندوق

Fund's/ Member's Name	محمد العبيدي Mohammed Al Oyaidi	د. عاصم الحميضي Dr. Asem AlHomaiddi	وسام فصيح الدين Wisam Fasihaldin	نايف آل سيف Naif Al-Saif	اسم الصندوق / العضو
SNB Capital Saudi Trading Equity Fund	✓	✓	✓	✓	صندوق الأهلي للمتاجرة بالأسهم السعودية
SNB Capital Saudi Small and Mid-Cap Equity Fund	✓	✓	✓	✓	صندوق الأهلي لأسهم الشركات السعودية الصغيرة والمتوسطة
SNB Capital Freestyle Saudi Equity Fund	✓	✓	✓	✓	صندوق الأهلي المرن للأسهم السعودية
SNB Capital GCC Trading Equity Fund	✓	✓	✓	✓	صندوق الأهلي للمتاجرة بالأسهم الخليجية
SNB Capital GCC Growth and Income Fund	✓	✓	✓	✓	صندوق الأهلي الخليجي للنمو والدخل
SNB Capital Fund of REITs Fund	✓	✓	✓	✓	صندوق الأهلي القابض لصناديق الاستثمار العقارية المتداولة
SNB Capital North America Index Fund	✓	✓	✓	✓	صندوق الأهلي لمؤشر أسهم أمريكا الشمالية
SNB Capital Europe Index Fund	✓	✓	✓	✓	صندوق الأهلي لمؤشر أسهم أوروبا
SNB Capital Asia Pacific Index Fund	✓	✓	✓	✓	صندوق الأهلي لمؤشر أسهم آسيا والباسيفيك
SNB Capital Emerging Markets Index Fund	✓	✓	✓	✓	صندوق الأهلي لمؤشر أسهم الأسواق الناشئة
SNB Capital Global Health Care Fund	✓	✓	✓	✓	صندوق الأهلي العالمي للرعاية الصحية
SNB Capital Global REITs Fund	✓	✓	✓	✓	صندوق الأهلي العالمي للريت
SNB Capital Global Megatrends Fund	✓	✓	✓	✓	صندوق الأهلي العالمي للقطاعات الواعدة
SNB Capital Sovereign Sukuk Fund				✓	صندوق الأهلي للصكوك السيادية

Fund's/ Member's Name	محمد العبيدي Mohammed Al Oyaidi	د. عاصم الحميضي Dr. Asem AlHomaidi	وسام فصيح الدين Wisam Fasihaldin	نايف آل سيف Naif Al-Saif	اسم الصندوق / العضو
AlAhli SEDCO Residential Development Fund	✓	✓			صندوق الأهلي سدكو للتطوير السكني
AlAhli REIT Fund (1)	✓				صندوق الأهلي ريت (1)
SNB Capital Real Estate Fund	✓				صندوق الأهلي العقاري
AlAhli Makkah Hospitality Fund	✓				صندوق الأهلي للضيافة بمكة المكرمة
AlAhli Real Estate Opportunistic Fund	✓	✓			صندوق الأهلي العقاري للفرص
SNB Capital Real Estate Income Fund	✓	✓			صندوق الأهلي العقاري للدخل
SNB Capital Danat AlJanob Real Estate Fund	✓	✓			صندوق الأهلي دانة الجنوب العقاري
SNB Capital AlJawhara Real Estate Fund	✓	✓			صندوق الأهلي الجوهرة العقاري

g. Topics discussed and issued resolutions, as well as the fund performance and fund achievement of its objectives

The Fund's Board of Directors held three meetings during 2022. The following is a summary of the key decisions approved and the matters discussed by the Fund's Board of Directors:

- Fund's objectives achievement and performance review.
- Risks related to the funds; including: liquidity, market, and operational risks.
- Ensuring fund's compliance to all applicable rules and regulations.

ز. الموضوعات التي تمت مناقشتها والقرارات الصادرة بشأنها بما في ذلك أداء الصندوق وتحقيق الصندوق لأهدافه

عقد مجلس إدارة الصندوق ثلاثة اجتماعات خلال العام 2022م، وفيما يلي ملخصاً لأهم القرارات التي تم إقرارها والمواضيع التي تمت مناقشتها من قبل مجلس إدارة الصندوق:

- مناقشة تحقيق الصندوق لأهدافه وأدائه خلال العام.
- المخاطر المتعلقة بالصندوق بما في ذلك مخاطر السيولة، السوق، والتشغيل.
- التزام الصناديق بلوائح هيئة السوق المالية مع مسؤول المطابقة والالتزام.

C) Fund Manager

ج) مدير الصندوق

1) Name and address of the Fund Manager SNB Capital Company King Saud Road, P.O. Box 22216, Riyadh 11495, Saudi Arabia Tel: +966 920000232 Website: www.alahlicapital.com	1) اسم مدير الصندوق، وعنوانه شركة الأهلي المالية طريق الملك سعود، ص.ب. 22216، الرياض 11495، المملكة العربية السعودية هاتف: +966 920000232 الموقع الإلكتروني: www.alahlicapital.com
2) Names and addresses of Sub-Manager / Investment Adviser None.	2) اسم وعنوان مدير الصندوق من الباطن و/أو مستشارين الاستثمار (إن وجد) لا يوجد.
3) Investment Activities during the period The Fund's activities were carried out as per the Fund's investment objective, Fund's terms and conditions guidelines, and applicable rules and regulations. Moreover, the Fund maintained adequate level of diversification to	3) أنشطة الاستثمار خلال الفترة جميع أنشطة الصندوق الاستثمارية متوافقة مع أهداف الصندوق الاستثمارية ومع شروط وأحكام الصندوق ومع القوانين التي يخضع لها. حافظ الصندوق على مستوى كافي من التنوع الاستثماري الذي مكن الصندوق من تحقيق أهدافه الاستثمارية مع الالتزام بالإجراءات الداخلية والأنظمة التشريعية.

achieve its investment objective while complying with internal limits as well as regulatory guidelines.

4) Performance		تقرير الأداء خلال الفترة	
Fund Performance	-7.92%	-7.92%	أداء الصندوق
Benchmark Performance	-6.31%	-6.31%	أداء المؤشر

The fund underperformed the benchmark by 161 bps. انخفض أداء الصندوق عن أداء المؤشر بفارق 161 نقطة أساس.

5) Terms & Conditions Material Changes		تغييرات حدثت في شروط وأحكام الصندوق	
1. Amending the fund's Terms & Conditions in order to comply with the requirements of annex (1) of the amended Investment Funds Regulations.		1. تعديل شروط وأحكام الصندوق للالتزام بمتطلبات الملحق (1) من لائحة صناديق الاستثمار المعدلة.	
2. Non-fundamental Changes: as shown below:		2. تغييرات غير أساسية: كما هو موضح أدناه:	
First: Adding the minimum subscription and the additional subscription through the Individual Saving Program (ISP) - where applicable.		أولاً: إضافة فقرة الحد الأدنى للاشتراك والإشتراك الإضافي عبر برنامج الادخار (ISP) (حيثما ينطبق).	
Second: Amending subparagraph (c, k, l) in paragraph (3) "Investment Policies and Practices"		ثانياً: تعديل الفقرة الفرعية (ج، ك، ل) من الفقرة الرئيسية (3) "سياسات الاستثمار وممارساته".	
Third: Amending subparagraph (a, b) in paragraph (9) "Fees, Charges and Expenses".		ثالثاً: تحديث الفقرات الفرعية (أ، ب) من الفقرة الرئيسية (9) "مقابل الخدمات والعمولات والأتعاب".	
Fourth Changing the Auditor Fees (where applicable).		رابعاً: تعديل أتعاب مراجع الحسابات (حيثما ينطبق).	
Fifth: Amending subparagraph (b, e) in paragraph (10) "Valuation and Pricing".		خامساً: تحديث الفقرة الفرعية (ب، هـ) من الفقرة الرئيسية (10) "التقييم والتسعير".	
Sixth: Amending subparagraphs (a, b) in paragraph (12) "Distribution Policy".		سادساً: تحديث الفقرات الفرعية (أ، ب) من الفقرة الرئيسية (12) "سياسة التوزيع".	
Seventh: Amending subparagraphs (d, e, f) in paragraph (22) "Fund Operator".		سابعاً: تحديث الفقرات الفرعية (د، هـ، و) من الفقرة الرئيسية (22) "مشغل الصندوق".	
Eighth: Amending subparagraph (f) in paragraph (24) "Fund Board".		ثامناً: تحديث الفقرة الفرعية (و) من الفقرة الرئيسية (24) "مجلس إدارة الصندوق".	

6) Any other information that would enable unitholders to make an informed judgment about the fund's activities during the period		6) أي معلومة أخرى من شأنها أن تمكن مالكي الوحدات من اتخاذ قرار مدروس ومبني على معلومات كافية بشأن أنشطة الصندوق خلال الفترة	
SNB Capital has included all necessary information that would enable unitholders to make an informed judgment about the fund's activities during the period.		قامت الأهلي المالية بتضمين جميع المعلومات الضرورية التي تمكن مالكي الوحدات من اتخاذ قرار مدروس ومبني على معلومات كافية بشأن أنشطة الصندوق خلال الفترة.	

7) Investments in other Investment Funds		7) الاستثمار في صناديق استثمارية أخرى	
The fund management fee is 0.50% of NAV and the annual fees charged by the underlying funds are as follows:		نسبة رسوم الإدارة المحتسبة على الصندوق هي 0.50% سنوياً، ونسبة رسوم الإدارة السنوية للصناديق التي يستثمر فيها الصندوق هي على النحو التالي:	

Fund Name	Management Fees	رسوم الإدارة	اسم الصندوق
AlAhli REIT Fund (1)*	1.00%		صندوق الأهلي ريت (1)*
Taleem REIT Fund	0.75%		صندوق تعليم ريت
SNB Capital Saudi Riyal Trade Fund*	0.65%		صندوق الأهلي للمتاجرة بالريال السعودي*
Jadwa REIT Saudi Fund	0.75%		صندوق جدوى ريت السعودية
Riyad REIT Fund	1.20%		صندوق الرياض ريت
Al Rajhi REIT	0.80%		صندوق الراجحي ريت
Sedco Capital REIT Fund	1.00%		صندوق سدكو كابيتال ريت
Derayah REIT Fund	0.85%		صندوق دراية ريت

*The fund manager waives management fees for funds managed.

*يقوم مدير الصندوق بالتنازل عن رسوم الإدارة للصناديق المدارة من قبله.

8) Special commission received by the fund manager during the period

8) العمولات الخاصة التي حصل عليها مدير الصندوق خلال الفترة

No special commissions were received during the period.

لم يحصل مدير الصندوق على أي عمولات خاصة خلال الفترة.

9) Any other data and other information required by Investment Fund Regulations to be included in this report

9) أي بيانات ومعلومات أخرى أوجبت لائحة صناديق الاستثمار تضمينها بهذا التقرير

a. Conflict of Interests

أ. تعارض في المصالح

There is no conflict of interests.

لا يوجد تعارض مصالح.

b. Fund Distribution During The Year

ب. توزيعات الصندوق خلال العام

The fund distributed SAR 0.051 per unit during the year.

وزع الصندوق 0.051 ريال سعودي عن كل وحدة خلال العام.

c. Incorrect Valuation or Pricing

ج. خطأ في التقويم والتسعير

None.

لا يوجد.

d. Investment Limitation Breaches

د. مخالفة قيود الاستثمار

None.

لا يوجد.

10) Period for the management of the person registered as fund manager

10) مدة إدارة الشخص المسجل كمدير للصندوق

Since August – 2020.

منذ أغسطس – 2020م.

11) A disclosure of the expense ratio of each underlying fund at end of year and the weighted average expense ratio of all underlying funds that invested in (where applicable)

11) الإفصاح عن نسبة مصروفات كل صندوق بنهاية العام والمتوسط المرجح لنسبة مصروفات كل الصناديق الرئيسة المستثمر فيها (حيثما ينطبق)

As shown in the sub-paragraph (7) of paragraph (C) in this Annual Report.

كما هو موضح في الفقرة الفرعية (7) من الفقرة (ج) من هذا التقرير السنوي.

D) Custodian

د) أمين الحفظ

1) Name and address of custodian

1) اسم أمين الحفظ، وعنوانه

Albilad Investment Company
King Fahad Road, P.O. Box 140, Riyadh 11411,
Saudi Arabia
Tel: +966 92000 3636
Website: www.albilad-capital.com

شركة البلاد للاستثمار
طريق الملك فهد، ص.ب. 140، الرياض 11411،
المملكة العربية السعودية
هاتف: +966 92000 3636
الموقع الإلكتروني: www.albilad-capital.com

2) Custodian's duties and responsibilities

2) واجبات ومسؤوليات أمين الحفظ

- Notwithstanding the delegation by a custodian to one or more third parties under the provisions of Investment Funds Regulations or the Capital Market Institutions Regulations, the custodian shall remain fully responsible for compliance with its responsibilities in accordance to the provisions of Investment Funds Regulations.
- The custodian shall be held responsible to the fund manager and unitholders for any losses caused to the

- يعد أمين الحفظ مسؤولاً عن التزاماته وفقاً لأحكام لائحة صناديق الاستثمار، سواء قام بتأدية مسؤولياته بشكل مباشر أم كلف بها طرفاً ثالثاً بموجب أحكام لائحة صناديق الاستثمار أو لائحة مؤسسات السوق المالية.
- يعد أمين الحفظ مسؤولاً تجاه مدير الصندوق ومالكي الوحدات عن خسائر الصندوق الناجمة بسبب احتياله أو إهماله أو سوء تصرفه المتعمد أو تقصيره المتعمد.
- يعد أمين الحفظ مسؤولاً عن حفظ أصول الصندوق وحمايتها لصالح مالكي الوحدات، وهو مسؤول كذلك عن اتخاذ جميع الإجراءات الإدارية اللازمة فيما يتعلق بحفظ أصول الصندوق.

investment fund due to the custodian fraud, negligence, misconduct or willful default.

- The custodian shall be responsible for taking custody and protecting the fund's assets on behalf of unitholders, and taking all necessary administrative measures in relation to the custody of the fund's assets.

E) Fund Operator

د) مشغل الصندوق

1) Name and address of fund operator

1) اسم مشغل الصندوق، وعنوانه

SNB Capital Company

King Saud Road, P.O. Box 22216, Riyadh 11495,

Saudi Arabia

Tel: +966 920000232

Website: www.alahlicapital.com

شركة الأهلي المالية

طريق الملك سعود، ص.ب. 22216، الرياض 11495،

المملكة العربية السعودية

هاتف: +966 920000232

الموقع الإلكتروني: www.alahlicapital.com

2) Operator's duties and responsibilities

2) واجبات ومسؤوليات مشغل الصندوق

- In relation to investment funds, the fund operator shall be responsible for operating the investment fund.
 - The fund operator must maintain the books and records related to the operation of the fund it operates.
 - The fund operator must establish a register of unitholders and must maintain it in the Kingdom in accordance to the Investment Funds Regulations.
 - The fund operator shall be responsible for the process of dividends distribution (if available) to unitholders.
 - The fund operator must process requests for subscriptions or redemption according to the fund's Terms & Conditions.
 - The fund operator shall be responsible for calculating the price of the units and valuing the assets of the fund. In so doing, the fund operator shall conduct a full and fair valuation according to the fund's Terms & Conditions.
- يكون مشغل الصندوق مسؤولاً عن تشغيل الصندوق.
 - يقوم مشغل الصندوق بالاحتفاظ بالدفاتر والسجلات ذات الصلة بتشغيل الصندوق.
 - يقوم مشغل الصندوق بإعداد وتحديث سجلّ بمالكي الوحدات وحفظه في المملكة وفقاً لمتطلبات لائحة صناديق الاستثمار.
 - يُعدّ مشغل الصندوق مسؤولاً عن عملية توزيع الأرباح (إن وجدت) حسب سياسة التوزيع المنصوص عليها في شروط وأحكام الصندوق.
 - يقوم مشغل الصندوق بإجراءات الاشتراك حسب المنصوص عليها في شروط وأحكام الصندوق.
 - يُعدّ مشغل الصندوق مسؤولاً عن تقييم أصول الصندوق تقييماً كاملاً وعادلاً وحساب سعر وحدات الصندوق حسب ما ورد في شروط وأحكام الصندوق.

F) Auditor

و) مراجع الحسابات

Name and Address of Auditor

KPMG Professional Services

Riyadh Front – Airport Road P.O Box. 92876, Riyadh 11663,

Saudi Arabia

Tel: +966118748500

Website: www.kpmg.com/sa

اسم مراجع الحسابات، عنوانه

كي بي ام جي للخدمات المهنية

واجهة الرياض – طريق المطار ص.ب. 92876، الرياض 11663 المملكة العربية

السعودية

هاتف: +966118748500

الموقع الإلكتروني: www.kpmg.com/sa

G) Financial Statements

ز) القوائم المالية

As shown below in the financial statements section.

كما هو موضح أدناه في قسم القوائم المالية.

Annex - Exercised Voting Rights

ملحق - ممارسات التصويت السنوية

بنود التصويت	قرار التصويت	تاريخ الجمعية العمومية (هجري)	تاريخ الجمعية العمومية (ميلادي)	الشركة
التصويت على رفع الحجز عن الوحدات المملوكة لشركة الخليج للتدريب والتعليم مقابل تقديم سندات لأمر كضمان لسداد الإيجار لكامل المدة المتبقية من عقد الإيجار. يرجى الأخذ بالاعتبار التوضيح أدناه: 1. شركة الخليج للتدريب والتعليم ("تاسي: 4290") تعتبر أحد ملاك الوحدات في صندوق الراجحي ريت حيث حصلت على الوحدات من خلال الاشتراك العيني خلال عملية الاستحواذ التي تمت في شهر ديسمبر 2019 على ثلاثة عقارات (مدارس براعم رواد الخليج العالمية ومدارس رواد الخليج العالمية، الرياض ومدارس رواد الخليج العالمية، الدمام) مملوكة للشركة. 2. شركة الخليج للتدريب والتعليم تعتبر مستأجر رئيسي للعقارات التي تم الاستحواذ عليها. 3. عدد الوحدات التي يملكها شركة الخليج للتدريب والتعليم والمحجوزة هي 26,404,494 وحدة بنسبة تبلغ (16.31%) من إجمالي عدد وحدات الصندوق. 4. مدة الحجز بالشروط والأحكام هي (3) سنوات من تاريخ 2020/01/06م حتى تاريخ 2023/1/5م. 5. مدة عقد الإيجار لكل عقار هو 15 سنة، فيما يلي ملخص لمدة عقود الإيجار لكل عقار: • مدارس رواد الخليج العالمية بحي المغرقات مدينة الرياض بتاريخ 25 ديسمبر 2019م حتى تاريخ 24 ديسمبر 2034م • مدارس براعم رواد الخليج العالمية حي الصحافة بمدينة الرياض بتاريخ 25 ديسمبر 2019م حتى تاريخ 24 ديسمبر 2034م • عقار مدارس رواد الخليج العالمية حي الزهور بمدينة الدمام بتاريخ 24 ديسمبر 2019م حتى تاريخ 23 ديسمبر 2034م. 6. تبلغ قيمة الإيجارات السنوية للعقارات المستأجرة من قبل شركة الخليج للتدريب والتعليم ما يساوي 36,773,750 ريال سعودي سنوياً ما يعادل تقريباً 25.8% من إجمالي إيجارات الصندوق كما في نهاية ديسمبر 2021م. 7. وعليه سيتم تزويد مدير الصندوق بسندات لأمر عن كل عقار عدد (26) سند لأمر بقيمة الأجرة النصف سنوية كضمان لسدادها للمدة المتبقية من عقد الإيجار بمجموع عدد (78) سند لأمر لكامل العقارات المشار إليها أعلاه بإجمالي مبلغ 514,334,522 ريال سعودي. 8. في حال عدم تصرف شركة الخليج للتدريب والتعليم في الوحدات أو رهنها مقابل تمويل، فمن المتوقع عدم تأثر سعر وحدات صندوق الراجحي ريت. 9. في حال قررت شركة الخليج للتدريب والتعليم بيع الوحدات في السوق، فمن المتوقع أن يؤثر في سعر الوحدة مما يعرضها للتذبذب المحتمل في السعر. 10. يرى مدير الصندوق أن الحصول على ضمانات بمدة زمنية طويلة (13 سنة تقريباً) للإيجارات في مقابل رفع الحجز عن وحدات الخليج للتدريب والتعليم التي تبقى من مدة استحقاقها فترة زمنية قصيرة (11 شهر تقريباً) هو في صالح مالكي الوحدات أخذاً في الاعتبار المخاطر المتوقعة في حال تم بيع الوحدات وأثرها على سعر الوحدة على المدى القصير في حال حصل ذلك. علماً بأن رفع الحجز سيكون حتمياً عند انقضاء مدة الحجز والذي سينتهي بتاريخ 2023/01/05م. 11. لغرض حفظ حقوق التصويت لمالكي الوحدات فقد تقرر استثناء شركة الخليج للتدريب والتعليم ومصرف الراجحي ومدير الصندوق وتابعيه من التصويت في الاجتماع مع الحفاظ على حقهم في الحضور.	نعم	1443/07/14	2022/02/15	صندوق الراجحي ريت
التصويت على رفع الحجز عن الوحدات المملوكة لشركة الخليج للتدريب والتعليم مقابل تقديم سندات لأمر كضمان لسداد الإيجار لكامل المدة المتبقية من عقد الإيجار. يرجى الأخذ بالاعتبار التوضيح أدناه: 1. شركة الخليج للتدريب والتعليم ("تاسي: 4290") تعتبر أحد ملاك الوحدات في صندوق	نعم	1443/07/23	2022/02/24	صندوق الراجحي ريت

<p>الراجحي ريت حيث تحصلت على الوحدات من خلال الاشتراك العيني خلال عملية الاستحواذ التي تمت في شهر ديسمبر 2019 على ثلاثة عقارات (مدارس براعم رواد الخليج العالمية ومدارس رواد الخليج العالمية، الرياض ومدارس رواد الخليج العالمية، الدمام) مملوكة للشركة. 2. شركة الخليج للتدريب والتعليم تعتبر مستأجر رئيسي للعقارات التي تم الاستحواذ عليها. 3. عدد الوحدات التي يملكها شركة الخليج للتدريب والتعليم والمحجوزة هي 26,404,494 وحدة بنسبة تبلغ (16.31%) من إجمالي عدد وحدات الصندوق. 4. مدة الحجز بالشروط والأحكام هي (3) سنوات من تاريخ 2020/01/06م حتى تاريخ 2023/1/5م. 5. مدة عقد الإيجار لكل عقار هو 15 سنة، فيما يلي ملخص لمدة عقود الإيجار لكل عقار: • مدارس رواد الخليج العالمية بحي المغرقات مدينة الرياض بتاريخ 25 ديسمبر 2019م حتى تاريخ 24 ديسمبر 2034م • مدارس براعم رواد الخليج العالمية حي الصحافة بمدينة الرياض بتاريخ 25 ديسمبر 2019م حتى تاريخ 24 ديسمبر 2034م • عقار مدارس رواد الخليج العالمية حي الزهور بمدينة الدمام بتاريخ 24 ديسمبر 2019م حتى تاريخ 23 ديسمبر 2034م. 6. تبلغ قيمة الإيجارات السنوية للعقارات المستأجرة من قبل شركة الخليج للتدريب والتعليم ما يساوي 36,773,750 ريال سعودي سنوياً ما يعادل تقريباً 25.8% من إجمالي إيجارات الصندوق كما في نهاية ديسمبر 2021م. 7. وعليه سيتم تزويد مدير الصندوق بسندات لأمر عن كل عقار عدد (26) سند لأمر بقيمة الأجرة النصف سنوية كضمان لسدادها للمدة المتبقية من عقد الإيجار بمجموع عدد (78) سند لأمر لكامل العقارات المشار إليها أعلاه بإجمالي مبلغ 514,334,522 ريال سعودي. 8. في حال عدم تصرف شركة الخليج للتدريب والتعليم في الوحدات أو رهنها مقابل تمويل، فمن المتوقع عدم تأثر سعر وحدات صندوق الراجحي ريت. 9. في حال قررت شركة الخليج للتدريب والتعليم بيع الوحدات في السوق، فمن المتوقع أن يؤثر في سعر الوحدة مما يعرضها للتذبذب المحتمل في السعر. 10. يرى مدير الصندوق أن الحصول على ضمانات بمدة زمنية طويلة (13 سنة تقريباً) للإيجارات في مقابل رفع الحجز عن وحدات الخليج للتدريب والتعليم التي تبقى من مدة استحقاقها فترة زمنية قصيرة (11 شهر تقريباً) هو في صالح مالكي الوحدات أخذاً في الاعتبار المخاطر المتوقعة في حال تم بيع الوحدات وأثرها على سعر الوحدة على المدى القصير في حال حصل ذلك. علماً بأن رفع الحجز سيكون حتمياً عند انقضاء مدة الحجز والذي سينتهي بتاريخ 2023/01/05م. 11. لغرض حفظ حقوق التصويت لمالكي الوحدات فقد تقرر استثناء شركة الخليج للتدريب والتعليم ومصرف الراجحي ومدير الصندوق وتابعيه من التصويت في الاجتماع مع الحفاظ على حقهم في الحضور.</p>				
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SNB CAPITAL THE FUND OF REITs FUND
(Managed by the SNB Capital Company)
FINANCIAL STATEMENTS
For the year ended 31 December 2022
with
Independent Auditor's Report to the Unitholders



KPMG Professional Services

Riyadh Front, Airport Road
P. O. Box 92876
Riyadh 11663
Kingdom of Saudi Arabia
Commercial Registration No. 1010425494

Headquarters in Riyadh

كي بي إم جي للاستشارات المهنية

واجهة الرياض، طريق المطار
صندوق بريد ٩٢٨٧٦
الرياض ١١٦٦٣
المملكة العربية السعودية
سجل تجاري رقم ١٠١٠٤٢٥٤٩٤

المركز الرئيسي في الرياض

Independent Auditor's Report

To the Unitholders of SNB Capital Fund of REITs Fund

Opinion

We have audited the financial statements of **SNB Capital Fund of REITs Fund** (the "Fund") managed by the SNB Capital Company (the "Fund Manager"), which comprise the statement of financial position as at 31 December 2022, the statements of profit or loss and other comprehensive income, changes in net assets attributable to the Unitholders and cash flows for the year then ended, and notes to the financial statements, comprising significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Fund as at 31 December 2022, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards ("IFRS") that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organization for Chartered and Professional Accountants ("SOCPA").

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Fund in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards), that is endorsed in the Kingdom of Saudi Arabia (the "Code"), that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with this Code's requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Fund Manager and Those Charged with Governance for the Financial Statements

The Fund Manager is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the SOCPA, and to comply with the applicable provisions of the Investment Funds Regulations issued by the Capital Market Authority ("CMA"), the Fund's terms and conditions, and for such internal control as the Fund Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Fund Manager is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Fund Manager either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance, the Fund Board, are responsible for overseeing the Fund's financial reporting process.



Independent Auditor's Report

To the Unitholders of SNB Capital Fund of REITs Fund (continued)

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. 'Reasonable assurance' is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund Manager's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Fund Manager.
- Conclude on the appropriateness of the Fund Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, then we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit of **SNB Capital Fund of REITs Fund** (the "Fund").

KPMG Professional Services

Ebrahim Oboud Baeshen
License No. 382

Riyadh: 29 Sha'ban 1444H
Corresponding to 21 March 2023



SNB CAPITAL FUND OF REITs FUND
(Managed by SNB Capital Company)

STATEMENT OF FINANCIAL POSITION

As at 31 December 2022

Expressed in Saudi Arabian ‘000 (unless otherwise stated)

	<i>Notes</i>	31 December 2022	31 December 2021
ASSETS			
Cash and cash equivalents	8	1,373	542
FVTPL investments	9	49,297	54,682
Other receivables		<u>235</u>	<u>2,541</u>
Total assets		<u>50,905</u>	<u>57,765</u>
LIABILITIES			
Other payables		<u>1,396</u>	<u>310</u>
Net assets attributable to the Unitholders		<u>49,509</u>	<u>57,455</u>
Units in issue in thousands (number)	10	<u>47,374</u>	<u>46,873</u>
Net assets value per unit (SAR)		<u>1.0451</u>	<u>1.2258</u>

The accompanying notes 1 to 15 form integral part of these financial statements

SNB CAPITAL FUND OF REITs FUND
(Managed by SNB Capital Company)

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2022

Expressed in Saudi Arabian Riyals '000 (unless otherwise stated)

	<i>Note</i>	<u>For the year ended 31 December</u>	
		<u>2022</u>	<u>2021</u>
Unrealized (loss) / gain on FVTPL investments – net		(6,036)	3,853
Dividend income		2,975	2,753
Realized (loss) / gain on sale of FVTPL investments – net		(973)	1,648
Total (loss) / income		<u>(4,034)</u>	<u>8,254</u>
Management fees	11	(271)	(265)
Value added tax expense		(41)	(39)
Professional fees		(34)	(34)
Shariah audit fees		(27)	(31)
Administrative expenses		(24)	(10)
Fund Board remuneration		(23)	(23)
Custody fees		(22)	(20)
Capital Market Authority fees		(7)	(7)
Total operating expenses		<u>(449)</u>	<u>(429)</u>
(Loss) / profit for the year		<u>(4,483)</u>	<u>7,825</u>
Other comprehensive income for the year		<u>-</u>	<u>-</u>
Total comprehensive (loss) / income for the year		<u>(4,483)</u>	<u>7,825</u>

The accompanying notes 1 to 15 form integral part of these financial statements

SNB CAPITAL FUND OF REITs FUND
(Managed by SNB Capital Company)

STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

For the year ended 31 December 2022

Expressed in Saudi Arabian Riyals '000 (unless otherwise stated)

	For the year ended 31 December	
	<u>2022</u>	<u>2021</u>
Net assets attributable to the Unitholders at the beginning of the year	57,455	41,538
Total comprehensive (loss) / income for the year	(4,483)	7,825
Increase in net assets from units transactions during the year		
Proceeds from units issued	4,961	14,127
Value of units redeemed	(4,324)	(5,095)
	637	9,032
Income distribution	(4,100)	(940)
Net assets attributable to the Unitholders at the end of the year	<u>49,509</u>	<u>57,455</u>

The accompanying notes 1 to 15 form integral part of these financial statements

SNB CAPITAL FUND OF REITs FUND
(Managed by SNB Capital Company)

STATEMENT OF CASH FLOWS

For the year ended 31 December 2022

Expressed in Saudi Arabian Riyals '000 (unless otherwise stated)

	Notes	For the year ended 31 December	
		<u>2022</u>	<u>2021</u>
Cash flows from operating activities			
(Loss) / profit for the year		(4,483)	7,825
<i>Adjustments for:</i>			
Unrealized loss / (gain) on FVTPL investments – net		6,036	(3,853)
Realized loss / (gain) on sale of FVTPL investments – net		973	(1,648)
		<u>2,526</u>	<u>2,324</u>
<i>Net changes in operating assets and liabilities:</i>			
FVTPL investments		(1,624)	(8,008)
Other receivables		2,306	(2,514)
Other payables		1,086	263
Net cash generated from / (used in) operating activities		<u>4,294</u>	<u>(7,935)</u>
Cash flows from financing activities			
Proceeds from units issued		4,961	14,127
Value of units redeemed		(4,324)	(5,095)
Income distribution		(4,100)	(940)
Net cash (used in) / generated from financing activities		<u>(3,463)</u>	<u>8,092</u>
Net increase / (decrease) in cash and cash equivalents		<u>831</u>	<u>157</u>
Cash and cash equivalents at the beginning of the year	8	<u>542</u>	<u>385</u>
Cash and cash equivalents at the end of the year	8	<u>1,373</u>	<u>542</u>

The accompanying notes 1 to 15 form integral part of these financial statements

SNB CAPITAL FUND OF REITs FUND
(Managed by SNB Capital Company)

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2022

Expressed in Saudi Arabian Riyals '000 (unless otherwise stated)

1. THE FUND AND ITS ACTIVITIES

SNB Capital Fund of REITs Fund (the "Fund") is a Shariah compliant, open-ended investment fund, established under article 31 of the Investment Funds Regulations (the "Regulations") issued by the Capital Market Authority ("CMA") and managed by SNB Capital Company (the "Fund Manager"), a subsidiary of The Saudi National Bank (the "Bank"), for the benefit of the Fund's Unitholders.

The Fund's objective is to provide income to the Unitholders by investing primarily in Shariah compliant Real Estate Investment Traded Funds ("REITs") and units of investment funds that invest in listed real estate companies. The Fund may invest surplus funds in Shariah compliant money market investment funds.

The terms and conditions of the Fund were issued on 12 Saffar 1439H (corresponding to 1 November 2017). The Fund commenced its activities on 12 Rabi al-Thani 1439H (corresponding to 31 December 2017).

The Fund is governed by the Regulations published by the CMA on 3 Dhul Hijja 1427H (corresponding to 24 December 2006). The Regulations were further amended on 12 Rajab 1442H (corresponding to 24 February 2021).

2. BASIS OF ACCOUNTING

These financial statements of the Fund have been prepared in accordance with International Financial Reporting Standards ("IFRS") as endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organization for Chartered and Professional Accountants ("SOCPA") and comply with the applicable provisions of the Investment Funds Regulations issued by the CMA and the Fund's terms and conditions.

3. BASIS OF MEASUREMENT

The financial statements have been prepared on a historical cost convention using accrual basis of accounting and going concern concept except for investments measured at fair value through profit or loss ("FVTPL") which are recorded at fair value.

The Fund does not have a clearly identifiable operating cycle and therefore does not present current and non-current assets and liabilities separately in the statement of financial position. Instead, assets and liabilities are presented in order of their liquidity.

4. FUNCTIONAL AND PRESENTATION CURRENCY

Items included in the financial statements are measured using the currency of the primary economic environment in which the Fund operates (the "functional currency"). These financial statements are presented in Saudi Arabian Riyal ("SAR") which is the Fund's functional and presentation currency and have been rounded off to the nearest thousand unless otherwise stated.

5. CHANGES IN THE FUND'S TERMS AND CONDITIONS

During the year, there have been no changes to the terms and conditions of the Fund.

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6. CRITICAL ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the year in which the estimates are revised and in any future years affected.

Fair value estimation

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

When available, the Fund measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as active if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an on-going basis. The Fund measures instruments quoted in an active market at a market price, because this price reasonable approximation of the exit price.

If there is no quoted price in an active market, then the Fund uses valuation techniques that maximise the use of relevant observable inputs and minimise the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction. The Fund recognizes transfer between levels of fair value at the end of the reporting year during which the change has occurred.

The fair value hierarchy has the following levels:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The Fund has classified investments measured at FVTPL as per the fair value hierarchy as level 2 as they are measured unadjusted net assets value of the investment funds. During the year, there has been no transfer in fair value hierarchy for FVTPL investments. For other financial assets and liabilities not measured at fair value, such as cash and cash equivalents and other payables, the carrying values were determined to be a reasonable approximation of fair value due to their short-term nature. The Fund has classified cash and cash equivalents as level 1 while remaining financial assets and liabilities are classified as level 3 as per the fair value hierarchy.

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7. SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented.

7.1 *Cash and cash equivalents*

Cash equivalents include cash at bank and short term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value. Cash and cash equivalent include bank balances.

7.2 *Financial assets and liabilities*

Classification of financial assets

On initial recognition, a financial asset is measured at its fair value and classified at amortised cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL).

Financial assets measured at amortised cost

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and commission on the principal amount outstanding.

Financial assets measured at fair value through other comprehensive income ("FVOCI")

A financial asset is measured at FVOCI only if it meets both of the following conditions and is not designated as at FVTPL.

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and commission on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Fund Manager may irrevocably elect to present subsequent changes in fair value in OCI. This election is made on an investment-by-investment basis.

Financial assets measured at fair value through profit or loss ("FVTPL")

All financial assets not classified as measured at amortised cost or FVOCI are measured at FVTPL.

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7. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

7.2 *Financial assets and liabilities (continued)*

Classification of financial assets (continued)

Business model assessment

The Fund Manager assesses the objective of a business model in which an asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice;
- how the performance of the portfolio is evaluated and reported to the Fund Manager;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated - for example, whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales in prior periods, the reasons for such sales and its expectations about future sales activity. However, information about sales activity is not considered in isolation, but as part of an overall assessment of how the Fund's stated objective for managing the financial assets is achieved and how cash flows are realized.

The business model assessment is based on reasonably expected scenarios without taking 'worst case' or 'stress case' scenarios into account. If cash flows after initial recognition are realized in a way that is different from the Fund's original expectations, the Fund does not change the classification of the remaining financial assets held in that business model, but incorporates such information when assessing newly purchased financial assets going forward.

Financial assets that are held for trading and whose performance is evaluated on a fair value basis are measured at FVTPL because they are neither held to collect contractual cash flows nor held both to collect contractual cash flows and to sell financial assets.

Assessment whether contractual cash flows are solely payments of principal and commission

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. Interest or 'commission' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (for example, liquidity risk and administrative costs), as well as profit margin.

In assessing whether the contractual cash flows are solely payments of principal and commission, the Fund considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making the assessment, the Fund considers:

- contingent events that would change the amount and timing of cash flows;
- leverage features;
- prepayment and extension terms;
- terms that limit the Fund's claim to cash flows from specified assets (for example, non-recourse asset arrangements); and
- features that modify consideration of the time value of money – for example, periodical reset of interest / commission rates.

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7. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

7.2 *Financial assets and liabilities (continued)*

Classification of financial assets (continued)

Reclassifications

Financial assets are not reclassified subsequent to their initial recognition, except in the period after the Fund changes its business model for managing financial assets.

Classification of financial liabilities

The Fund classifies its financial liabilities at amortised cost unless it has designated liabilities at FVTPL.

Recognition and initial measurement

Financial assets and liabilities measured at FVTPL are initially recognized on the trade date, which is the date on which the Fund becomes a party to the contractual provisions of the instrument. The Fund shall recognise a financial asset or a financial liability in its statement of financial position when, and only when, the entity becomes party to the contractual provisions of the instrument. Other financial assets and financial liabilities are recognized on the date on which they are originated.

A financial asset or financial liability is measured initially at fair value plus or minus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition issue.

Subsequent measurement

Financial assets measured at FVTPL are subsequently measured at fair value. Net gain or losses including any foreign exchange gains and losses, are recognized in profit or loss in 'realised and unrealised gain / (loss) on FVTPL investments – net' in the statement of profit or loss and other comprehensive income.

Financial assets and financial liabilities measured at amortised cost are subsequently measured at amortised cost using the effective interest / commission method and is recognized in the statement of profit or loss and other comprehensive income. Any gain or loss on de-recognition is also recognized in the statement of comprehensive income. The 'amortised cost' of a financial asset or financial liability is the amount at which the financial asset or financial liability is measured on initial recognition minus the principal repayments, plus or minus the cumulative commission using the effective interest / commission method of any difference between that initial amount and the maturity amount and, for financial assets, adjusted for any expected credit loss allowance.

Derecognition

The Fund derecognizes a financial asset when the contractual rights to the cash flow from the asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Fund neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

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7. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

7.2 *Financial assets and liabilities (continued)*

Derecognition (continued)

On derecognition of the financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset that is derecognised) and the consideration received (including any new asset obtained less any new liability assumed) is recognized in the statement of comprehensive income. Any commission in such transferred financial assets that is created or retained by the Fund is recognized as a separate asset or liability.

The Fund enters into transactions whereby it transfers assets recognized on its statement of financial position but retains either all or substantially all of the risks and rewards of the transferred assets or a portion of them. If all or substantially all of the risk and rewards are retained, then the transferred assets are not derecognized. The Fund derecognizes a financial liability when its contractual obligations are discharged or cancelled, or expire.

Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Fund has a legally enforceable right to offset the amounts and intends either to settle them on a net basis or to realize the asset and settle the liability simultaneously.

Income and expenses are presented on a net basis for gain and losses from financial instruments at FVTPL and foreign exchange gains and losses.

7.3 *Provisions*

A provision is recognised when the Fund has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount can be made. Provision is not recognised for future operating losses.

7.4 *Net assets value per unit*

The net assets per unit is calculated by dividing the net assets attributable to the Unitholders included in the statement of financial position by the number of units outstanding at the year end.

7.5 *Distribution to the Unitholders*

Distribution to the Unitholders is accounted for as a deduction from net assets attributable to the Unitholders.

7.6 *Units in issue*

The Fund classifies financial instruments issued as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments.

The Fund has redeemable units in issue. On liquidation of the Fund, they entitle the holders to the residual net assets. They rank pari passu in all respects and have identical terms and conditions. The redeemable units provide investors with the right to require redemption for cash at a value proportionate to the investor's share in the Fund's net assets at each redemption date as well as in the event of the Fund's liquidation.

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7. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

7.6 *Units in issue (continued)*

Redeemable units are classified as equity as they meet all of the following conditions:

- it entitles the holder to a pro rata share of the Fund's net assets in the event of the Fund's liquidation;
- it is in the class of instruments that is subordinate to all other classes of instruments;
- all financial instruments in the class of instruments that is subordinate to all other classes of instruments have identical features;
- the instrument does not include any other features that would require classification as a liability; and
- the total expected cash flows attributable to the instrument over its life are based substantially on the profit or loss, the change in recognized net assets or the change in the fair value of the recognized and unrecognized net assets of the Fund over the life of the instrument

Incremental costs directly attributable to the issue or redemption of redeemable units are recognized directly in net assets as a deduction from the proceeds or part of the acquisition cost.

7.7 *Taxation / zakat*

Under the current system of zakat and income tax in the Kingdom of Saudi Arabia, the Fund is exempt from paying any zakat and income tax. Zakat and income tax are considered to be the obligation of the Unitholders and are not provided in the financial statements.

The Value Added Tax ("VAT") applicable for fees and expenses are recognized in the statement of comprehensive income.

7.8 *Dividend income*

Dividend income is recognized in statement of profit or loss and other comprehensive income on the date on which the right to receive payment is established. For quoted equity securities, this is usually the ex-dividend date. For unquoted equity securities, this is usually the date on which the shareholders approve the payment of dividend. Dividend income from equity securities designated as at FVTPL is recognized in the statement of profit or loss and other comprehensive income in a separate line item.

7.9 *Management fees expense*

Management fees expense is recognized in the statement of profit or loss and other comprehensive income as the related services are performed.

7.10 *Accrued expenses and other payables*

Accrued expenses and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective commission method.

7.11 *New standards, interpretations and amendments, adopted by the Fund*

Below amendments to accounting standards, interpretations, and amendments became applicable for annual reporting periods commencing on or after 1 January 2022. The Fund Manager has assessed that the amendments have no significant impact on the Fund's financial statements.

Standards, interpretations and amendments

COVID-19-Related Rent Concessions beyond 30 June 2021 – Amendment to IFRS 16

Amendments to IAS 37 - Onerous Contracts – Cost of Fulfilling a Contract

Annual Improvements to IFRS Standards 2018-2020

Reference to the Conceptual Framework (Amendments to IFRS 3)

Property, Plant and Equipment: Proceeds before Intended Use (Amendments to IAS 16)

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7. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

7.12 *Standard, interpretations and amendments issued but not yet effective*

Standards issued but not yet effective are listed below. The Fund intends to adopt these standards when they become effective.

<i>Standards, interpretations and amendments</i>	<i>Description</i>	<i>Effective from periods beginning on or after the following date</i>
Amendments to IAS 1 and IFRS practice statement 2	Disclosure of accounting policies	1 January 2023
Amendments to IAS 8	Definition of accounting estimates	1 January 2023
Amendments to IAS 12	Deferred tax related to assets and liabilities arising from a single transaction	1 January 2023
Amendments to IFRS 17	Insurance Contracts	1 January 2023
Amendments to IFRS 16	Lease Liability in a Sale and Leaseback Transaction	1 January 2024
Amendments to IAS 1	Classification of liabilities as current or non-current	1 January 2024
Amendments to IFRS 10 and IAS 28	Sale or contribution of assets between investor or Joint Venture	Available for optional adoption / effective date deferred indefinitely

The above amended standards and interpretations are not expected to have a significant impact on the Fund's financial statements.

8. CASH AND CASH EQUIVALENTS

This comprises of balances held with a local bank having sound credit rating.

9. FVTPL INVESTMENTS

	31 December 2022		
	<i>% of total investments (fair value)</i>	<i>Cost</i>	<i>Fair value</i>
<i>Investments in Exchange Traded Funds</i>			
Jadwa Saudi REIT Fund	29.97	13,251	14,774
SEDCO Capital REIT Fund	14.54	6,881	7,167
Riyadh REIT	12.84	6,490	6,331
AlAhli REIT Fund 1 – a related party	12.23	6,048	6,031
Derayah REIT	9.62	6,238	4,741
Taleem REIT Fund	7.34	3,627	3,620
<i>Money Market Fund</i>			
SNB Capital Saudi Riyal Trade Fund – a related party	13.46	6,593	6,633
	100	49,128	49,297

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9. FVTPL INVESTMENTS (CONTINUED)

	31 December 2021		
	<i>% of total investments (fair value)</i>	<i>Cost</i>	<i>Fair value</i>
<i>Investments in Exchange Traded Funds</i>			
Jadwa Saudi REIT Fund	30.81	12,862	16,848
Al Rajhi REIT Fund	19.23	9,927	10,515
AlAhli REIT Fund 1 – a related party	11.90	5,688	6,505
Derayah REIT	11.00	6,329	6,017
SEDCO Capital REIT Fund	10.15	4,506	5,552
Riyadh REIT	9.98	5,525	5,456
Taleem REIT Fund	6.93	3,640	3,789
	<u>100</u>	<u>48,477</u>	<u>54,682</u>

10. UNITS TRANSACTIONS

Transactions in units during the year are summarized as follows:

	For the year ended 31 December	
	<u>2022</u>	<u>2021</u>
	-----Units in '000-----	
Units at the beginning of the year	46,873	39,688
Units issued	4,246	11,275
Units redeemed	(3,745)	(4,090)
Net increase in units during the year	501	7,185
Units as at the end of the year	<u>47,374</u>	<u>46,873</u>

As at 31 December 2022, the top 5 unitholders represented 77.90% (2021: 78.74%) of the Fund's units.

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11. RELATED PARTY TRANSACTIONS AND BALANCES

The related parties of the Fund include the Fund Manager, the Fund Board, other funds managed by the Fund Manager, and the Saudi National Bank, being parent of the Fund Manager.

Management fees and other expenses

The Fund is managed and administered by the Fund Manager. For these services, the Fund accrues, daily a management fee, up to a maximum of 0.5% (2021: 0.5%) per annum of the Fund's daily net assets as set out in the Fund's terms and conditions.

The Fund Manager is also entitled to recover expenses incurred on behalf of the Fund relating to audit, custody, advisory, data processing and other similar charges. The maximum amount of such expenses that can be recovered from the Fund by the Fund Manager is restricted to 1% (2021:1%) per annum of the Fund's net assets at the respective valuation days. These expenses are recovered by the Fund Manager on an actual basis.

During the year, the Fund entered into the following transactions, other than those disclosed elsewhere in these financial statements, with related parties in the ordinary course of business. These transactions were carried out on the basis of approved terms and conditions of the Fund.

<u>Related party</u>	<u>Nature of transactions</u>	Amounts of transaction for the year ended 31 December		Payable as at 31 December	
		<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
SNB Capital Company	Management fees	271	265		
	Expenses paid on behalf of the Fund	155	141	27	52

12. FINANCIAL RISK MANAGEMENT

12.1 *Financial risk factors*

The Fund's activities expose it to a variety of financial risks including market risk, credit risk, liquidity risk and operational risk.

The Fund Manager is responsible for identifying and controlling risks. The Fund Board supervises the Fund Manager and is ultimately responsible for the overall management of the Fund.

Monitoring and controlling risks are primarily set up to be performed based on the limits established in the terms and conditions document which sets out the Fund's overall business strategies, tolerance of risks and general risk management philosophy. In accordance with the terms and conditions of the Fund, the Fund Manager is obliged to take actions to re-balance the portfolio in line with the investment guidelines when needed.

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12. FINANCIAL RISK MANAGEMENT (CONTINUED)

12.1 *Financial risk factors (continued)*

12.1.1 *Market risk*

'Market Risk' is the risk that changes in market prices – such as commission rates, foreign exchange rates, equity prices and credit spreads – will affect the Fund's income or the fair value of its holdings in financial instruments.

a) *Foreign exchange risk*

Foreign exchange risk is the risk that the value of future cash flows of a financial instrument will fluctuate due to changes in foreign exchange rates and arises from financial instruments denominated in foreign currencies.

The Fund does not have any foreign exchange risk since all of the transactions are carried out in SAR.

b) *Commission rate risk*

Commission rate risk is the risk that the value of the future cash flows of a financial instrument or fair values of fixed coupon financial instruments will fluctuate due to changes in market commission rates.

All the assets and liabilities of the Fund are non-commission bearing therefore the Fund is not exposed to commission rate risk.

c) *Other price risk*

Other price risk is the risk that the value of the Fund's financial instruments will fluctuate as a result of changes in market prices caused by factors other than foreign currency and commission rate movements. Other price risk arises primarily from uncertainty about the future prices of financial instruments that the Fund holds. The Fund Manager daily monitors concentration of risk in equity securities based on companies and industries in line with defined limits while closely tracking the portfolio level volatilities. As of the statement of financial position date, the Fund has investments in quoted equity securities which is exposed to other price risk.

The effect on net assets attributable to the Unitholders (as a result of the change in the fair value of investments) due to a reasonably possible notional change in market value of 10% in the value of investments, with all other variables held constants, is as follows:

	<u>31 December 2022</u>	<u>31 December 2021</u>
Effect on net assets to the Unitholders	±10% <u>4,930</u>	±10% <u>5,468</u>

12.1.2 *Credit risk*

Credit risk is the risk that one party to a financial instrument will fail to discharge their obligation and cause the other party to incur a financial loss. The Fund Manager seeks to manage credit risk by monitoring credit exposures, limiting transactions with specific counterparties, and continually assessing the creditworthiness of counterparties.

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12. FINANCIAL RISK MANAGEMENT (CONTINUED)

12.1 *Financial risk factors (continued)*

12.1.2 *Credit risk (continued)*

As at the statement of financial position date, the Fund's significant exposure to credit risk arises from cash and cash equivalents, which represents cash at bank with a local bank having Moody's credit rating of A3 which is line with globally understood definitions of investment grade. Accordingly, there is no impact of expected credit loss allowance on these financial assets.

12.1.3 *Liquidity risk*

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

The Fund's terms and conditions provide for subscription and redemption of units on every Saudi business day and it is, therefore, exposed to the liquidity risk of meeting unitholder redemptions on these days. The Fund Manager monitors liquidity requirements by ensuring that sufficient funds are available to meet any commitments as they arise, either through new subscriptions, liquidation of the investment portfolio or by taking short term loans from the facilities obtained by the Fund Manager.

The Fund manages its liquidity risk by investing predominantly in securities that it expects to be able to liquidate within a short period of time.

12.1.4 *Operational risk*

Operational risk is the risk of direct or indirect loss arising from a variety of causes associated with the processes, technology and infrastructure supporting the Fund's activities either internally or externally at the Fund's service provider and from external factors other than credit, liquidity, currency and market risks such as those arising from the legal and regulatory requirements.

The Fund's objective is to manage operational risk to balance limiting of financial losses and damage to its reputation with achieving its investment objective of maximising returns to the Unitholders.

The primary responsibility for the development and implementation of control over operational risks rests with the Risk Management Team. This responsibility is supported by the development of overall standard for the management of operational risk, which encompasses the controls and processes at the service providers and the establishment of service levels with the service providers, in the following areas:

- documentation of controls and procedures
- requirements for
 - appropriate segregation of duties between various functions, roles and responsibilities;
 - reconciliation and monitoring of transactions; and
 - periodic assessment of operational risks faced,
- the adequacy of controls and procedures to address the risks identified;
- compliance with regulatory and other legal requirements;
- development of contingency plans;
- training and professional development;
- ethical and business standards; and
- risk mitigation.

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13. LAST VALUATION DAY

The last valuation day for the purpose of preparation of these financial statements was 29 December 2022 (2021: 30 December 2021).

14. EVENTS AFTER THE END OF THE REPORTING PERIOD

There was no event subsequent to the statement of financial position date which required adjustment of or disclosure in the financial statements or notes thereto.

15. APPROVAL OF THE FINANCIAL STATEMENTS

These financial statements were approved by the Fund Manager on 29 Sha'ban 1444H corresponding to 21 March 2023