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التقرير السنوي ٢٠٢٥

SNB Capital Fund of REITs Fund

صندوق الأهلي  
القابض لصناديق الاستثمار العقارية المتداولة

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**A) Investment Fund Information**
**أ) معلومات صندوق الاستثمار**
**1) Name of the Investment Fund**
**1) اسم صندوق الاستثمار**

SNB Capital Fund of REITs Fund

صندوق الأهلي القابض لصناديق الاستثمار العقارية المتداولة

**2) Investment Objectives and Policies**
**2) أهداف وسياسات الاستثمار وممارساته**
**• 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 close ended 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.

**• أهداف الصندوق:**

هو صندوق استثماري قابض عام مفتوح 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.

**• 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 close ended income generating real estate funds and in funds investing in listed real estate companies. The Fund may invest cash surplus in Shariah-compliant money market transactions or funds.

**• 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**
**3) سياسة توزيع الدخل والأرباح**

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. Worthy to mention of a possibility that the fund may not be able to distribute any dividends to unitholders in the specified dates due to disapproval, delay or minimal distribution by the REITs invested in.

يحفظ 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. تجدر الإشارة على أنه من المحتمل ألا يتمكن الصندوق من توزيع أي أرباح على مالكي الوحدات في التاريخ المحدد بسبب عدم إقرار أو تأخير أو قلة التوزيعات من قبل الصناديق المستثمر بها.

**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:

| Year  | 2025       | 2024       | 2023       | السنة   |
|---|------------|------------|------------|---|
| NAV*  | 21,798,506 | 21,337,573 | 27,407,009 | صافي قيمة أصول الصندوق*   |
| NAV per Unit*   | 0.75       | 0.79       | 0.97       | صافي قيمة أصول الصندوق لكل وحدة*  |
| Highest Price per Unit*   | 0.81       | 0.97       | 1.07       | أعلى سعر وحدة*  |
| Lowest Price per Unit *   | 0.75       | 0.79       | 0.92       | أقل سعر وحدة*   |
| Number of Units   | 21,798,506 | 26,877,918 | 28,238,551 | عدد الوحدات   |
| Income Distribution Per Unit  | 0.0506     | 0.04979    | 035.0      | قيمة الأرباح الموزعة لكل وحدة   |
| Fees & Expense Ratio  | 1.40%      | 1.40%      | 1.11%      | نسبة الرسوم والمصروفات  |
| Percentage of borrowed assets from the total asset value, the period of their exposure period and due date (if any) | N/A        | N/A        | N/A        | نسبة الأصول المقرضة من إجمالي قيمة الأصول، ومدة انكشافها وتاريخ استحقاقها (إن وجدت) |

\*In Saudi Riyal

\*بالريال السعودي

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:

| Period      | Since Inception<br>منذ التأسيس | 5 Years<br>5 سنوات | 3 Years<br>3 سنوات | 1 Year<br>سنة | الفترة         |
|-------------|--------------------------------|--------------------|--------------------|---------------|----------------|
| Return %    | 1.70                           | -0.92              | -4.53              | 1.51          | عائد الصندوق % |
| Benchmark % | 1.92                           | -1.03              | -4.20              | -1.70         | عائد المؤشر %  |

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:

| Year        | 2025  | 2024  | 2023  | 2022  | 2021  | 2020  | 2019  | 2018 | 2017 | 2016 | السنة          |
|-------------|-------|-------|-------|-------|-------|-------|-------|------|------|------|----------------|
| Return %    | 1.51  | -     | -1.37 | -7.92 | 19.14 | 10.56 | 30.42 | -    | N/A  | N/A  | عائد الصندوق % |
| Benchmark % | -1.70 | -8.55 | -2.19 | -6.31 | 15.28 | 11.60 | 26.53 | -    | N/A  | N/A  | عائد المؤشر %  |

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: الرسوم والمصروفات

| Fees and Expenses                    | ألف ريال<br>SAR '000 | النسبة المئوية % |   |
|--------------------------------------|----------------------|------------------|---|
| Management Fees                      | 106                  | %0.50            | أتعاب الإدارة                             |
| VAT on Management Fees               | 16                   | 0.08%            | ضريبة القيمة المضافة على أتعاب الإدارة    |
| Custodian Fees                       | 09                   | 0.04%            | رسوم الحفظ                                |
| Auditor Fees                         | 29                   | 0.14%            | أتعاب مراجع الحسابات                      |
| Fund Admin Expenses                  | 29                   | 0.14%            | مصاريف العمليات الإدارية                  |
| CMA Fees                             | 8                    | 0.03%            | رسوم هيئة السوق المالية                   |
| Tadawul Fees                         | 6                    | 0.03%            | رسوم نشر معلومات الصندوق على موقع تداول   |
| Shariah Committee Fees               | 31                   | 0.15%            | أتعاب خدمات اللجنة الشرعية                |
| Other Expenses                       | 18                   | 0.08%            | مصاريف اخرى                               |
| Independent Fund Board Remunerations | 22                   | 0.10%            | مكافآت أعضاء مجلس إدارة الصندوق المستقلين |
| <b>Total Fees and Expenses</b>       | <b>274</b>           | <b>1.29%</b>     | <b>مجموع الرسوم والمصاريف</b>             |

### 3) Material Changes

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

#### Economic Outlook:

- Crude oil prices averaged \$68 per barrel in 2025, a 15% decrease compared to the 2024 average. Oil prices traded within a wide range throughout the year, peaking at \$82 per barrel during first quarter of 2025 and falling to a low of \$59 per barrel. However, oil prices began to weaken in the second quarter due to investor concerns about the demand outlook, economic conditions, and supply levels. The year closed at \$61 per barrel, a decline of 18% compared to 2024 closing price.
- The Saudi market witnessed multiple IPOs during the period, with 15 companies listing on the main market in 2025, raising over SAR 15 billion. Additionally, the Nomu Parallel Market

### 3) تغيرات جوهرية حدثت خلال الفترة

لم تحدث تغييرات جوهرية تؤثر في أداء الصندوق خلال الفترة. نظرة عامة على أداء الاقتصاد:

- بلغ متوسط أسعار النفط الخام 68 دولار للبرميل خلال عام 2025 ، بانخفاض قدره 15% مقارنة بمتوسط سعر عام 2024، أسعار النفط تداولت في نطاقات واسعة اثناء العام وذلك بوصولها لقمة 82 دولار للبرميل في بداية الربع الأول خلال السنة المالية 2025 ووصولها لقاع 59 دولار للبرميل. لكن سعر النفط بدأ يضعف في الربع الثاني من العام نتيجة قلق المستثمرين حيال آفاق الطلب، الأوضاع الاقتصادية، وحجم العرض. أغلق العام عند 61 دولارًا أمريكيًا للبرميل بمستوى أقل بنسبة 18% من سعر إغلاق عام 2024.
- شهد السوق السعودي نشاطا في الاكتتابات خلال الفترة، حيث تم إدراج 15 شركة في السوق الرئيسية للتداول في عام 2025 والتي جمعت أكثر من 15 مليار ريال. بالإضافة إلى ذلك، شهد سوق نمو السوق الموازية 23 اكتتاباً حيث تجاوزت قيمتها الاجمالية 1.2 مليار ريال.

saw around 23 IPOs with a total value exceeding SAR 1.2 billion.

- The Kingdom's economic performance during FY25 was positively driven by growth in non-oil GDP and pick-up in oil production volumes that is expected expand the overall GDP by 4.4%. However, lower oil prices will result into a budget deficit of 5.3% of GDP, compared to last year's 2.5% deficit. Oil output reached 10 mln Bbl/day during 2025.
- The Kingdom's PMI averaged 57.7 points for the year, compared to 2024 average of 56.5 points, increasing by 1.20 points.
- The US Federal Reserve continued to lower interest rates in 2025, reducing it by 75 basis points from the previous year to a range of 3.50-3.75%. The average 3-month SAIBOR rate during 2025 was 5.30%, closing the year at 4.85%.
- The value traded in the Saudi market reported 30% decline in average daily traded value during 2025 reaching \$1.3 bn a day.

- شهد الأداء الاقتصادي للمملكة خلال السنة المالية 2025 نمواً إيجابياً مدفوعاً بنمو الناتج المحلي الإجمالي غير النفطي وزيادة إنتاج النفط، وهو ما يُتوقع أن يُساهم في زيادة الناتج المحلي الإجمالي بنسبة 4.4%. مع ذلك، سيؤدي انخفاض أسعار النفط إلى عجز في الميزانية بنسبة 5.3% من الناتج المحلي الإجمالي، مقارنةً بعجز العام الماضي البالغ 2.5%. وبلغ إنتاج النفط 10 ملايين برميل يومياً خلال عام 2025.
- كما سجل متوسط مؤشر مديري المشتريات في المملكة مستوى 57.7 نقطة للسنة مقارنة بمتوسط 56.5 نقطة لشهد في عام 2024 وذلك بارتفاع قدره 1.20 نقطة.
- استمر الاحتياطي الفيدرالي في الولايات المتحدة بخفض مؤشر الفائدة في عام 2025 حيث تم خفضه بمقدار 75 نقطة أساس عن مستوى السنة السابقة وصولاً عند مستوى 3.50-3.75%. بلغ متوسط السايبور لمدة 3 أشهر 5.30% خلال عام 2025 حيث أغلق السنة عند مستوى 4.85%.
- سجلت القيمة المتداولة في السوق السعودي انخفاض بنسبة 30% في المتوسط اليومي خلال عام 2025 حيث بلغ معدل 1.3 مليار دولار أمريكي في اليوم.

#### 4) Exercising of Voting Rights

The Fund Manager has not exercised voting rights, for more details kindly refer to the "Exercising of Voting Right Annex".

#### 4) ممارسات التصويت السنوية

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

##### b. A brief about of 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.

#### 5) تقرير مجلس إدارة الصندوق السنوي

##### أ. أسماء أعضاء مجلس إدارة الصندوق

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

**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 Partner of OCPAs, has more than (19) 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 a commercial bankruptcy trustee certified by the Bankruptcy Commission.

### 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.
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 (64) and (65) 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.

**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. حصل 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:** شريك في شركة العبيدي والسلوم محاسبون ومراجعون قانونيون، يمتلك خبرة أكثر من (19) عام في السوق المالية والمحاسبة والمراجعة وإدارة المخاطر. سبق له العمل في بعض بيوت الخبرة العالمية مثل شركة كي بي إم جي (KPMG)، وارنست أند 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 أمين افلاس تجاري معتمد لدى لجنة الإفلاس.

### 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. 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 (64) و (65) 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.

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 (l) 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.

#### 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.

7. التأكد من قيام مدير الصندوق بمسؤولياته بما يحقق مصلحة مالي 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 مالي 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 مالي 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.

#### 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 مالي 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<br>Mohammed Al Oyaidi | د. عاصم الحميضي<br>Dr. Asem AlHomaidi | وسام فصيح الدين<br>Wisam Fasihaldin | نايف آل سيف<br>Naif Al-Saif | اسم الصندوق / العضو                                      |
|---|------------------------------------|---------------------------------------|-------------------------------------|-----------------------------|--|
| SNB Capital GCC Growth and Income Fund          | ✓                                  | ✓                                     | ✓                                   | ✓                           | صندوق الأهلي الخليجي للنمو والدخل                        |
| SNB Capital Global REITs Fund                   | ✓                                  | ✓                                     | ✓                                   | ✓                           | صندوق الأهلي العالمي للريت                               |
| SNB Capital Fund of REITs Fund                  | ✓                                  | ✓                                     | ✓                                   | ✓                           | صندوق الأهلي القابض لصناديق الاستثمار العقارية المتداولة |
| SNB Capital Freestyle Saudi Equity Fund         | ✓                                  | ✓                                     | ✓                                   | ✓                           | صندوق الأهلي المرن للأسهم السعودية                       |
| SNB Capital Saudi Small and Mid-Cap Equity Fund | ✓                                  | ✓                                     | ✓                                   | ✓                           | صندوق الأهلي لأسهم الشركات السعودية الصغيرة والمتوسطة    |
| SNB Capital Global Health Care Fund             | ✓                                  | ✓                                     | ✓                                   | ✓                           | صندوق الأهلي العالمي للرعاية الصحية                      |
| SNB Capital GCC Trading Equity Fund             | ✓                                  | ✓                                     | ✓                                   | ✓                           | صندوق الأهلي للمتاجرة بالأسهم الخليجية                   |
| SNB Capital Saudi Trading Equity Fund           | ✓                                  | ✓                                     | ✓                                   | ✓                           | صندوق الأهلي للمتاجرة بالأسهم السعودية                   |
| 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 North America Index Fund            | ✓                                  | ✓                                     | ✓                                   | ✓                           | صندوق الأهلي لمؤشر أسهم أمريكا الشمالية                  |
| SNB Capital Europe Index Fund                   | ✓                                  | ✓                                     | ✓                                   | ✓                           | صندوق الأهلي لمؤشر أسهم أوروبا                           |
| SNB Capital Saudi Nomu Market Fund              | ✓                                  | ✓                                     | ✓                                   | ✓                           | صندوق الأهلي لأسهم سوق نمو سعودي                         |
| SNB Capital GCC Petrochemical Sector Fund       | ✓                                  | ✓                                     | ✓                                   | ✓                           | صندوق الأهلي لقطاع البتروكيماويات الخليجية               |
| SNB Capital Sovereign Sukuk Fund                |                                    |                                       |                                     | ✓                           | صندوق الأهلي للصكوك السيادية                             |
| AlAhli SEDCO Residential Development Fund       | ✓                                  | ✓                                     |                                     |                             | صندوق الأهلي سدكو للتطوير السكني                         |
| SNB Capital Danat AlJanob Real Estate Fund      | ✓                                  | ✓                                     |                                     |                             | صندوق الأهلي دائرة الجنوب العقاري                        |
| SNB Capital AlJawhara Real Estate Fund          | ✓                                  | ✓                                     |                                     |                             | صندوق الأهلي الجوهرة العقاري                             |
| SNB Capital AlBasateen Real Estate Fund         | ✓                                  | ✓                                     |                                     |                             | صندوق الأهلي البساتين العقاري                            |
| SNB Capital Real Estate Opportunistic Fund 3    | ✓                                  | ✓                                     |                                     |                             | صندوق الأهلي العقاري للفرص الثالث                        |
| SNB Capital Real Estate Opportunistic Fund 4    | ✓                                  | ✓                                     |                                     |                             | صندوق الأهلي العقاري للفرص الرابع                        |
| SNB Capital Real Estate Opportunistic Fund 5    | ✓                                  | ✓                                     |                                     |                             | صندوق الأهلي العقاري للفرص الخامس                        |
| AlAhli REIT Fund (1)                            | ✓                                  |                                       |                                     |                             | صندوق الأهلي ريت (1)                                     |
| AlAhli Makkah Hospitality Fund                  | ✓                                  |                                       |                                     |                             | صندوق الأهلي للضيافة بمكة المكرمة                        |

| Fund's/ Member's Name        | محمد العبيدي<br>Mohammed Al Oyaidi | د. عاصم الحميضي<br>Dr. Asem AlHomaidi | وسام فصيح الدين<br>Wisam Fasihaldin | نايف آل سيف<br>Naif Al-Saif | اسم الصندوق / العضو  |
|------------------------------|------------------------------------|---------------------------------------|-------------------------------------|-----------------------------|----------------------|
| SNB Capital Real Estate Fund | ✓                                  |                                       |                                     |                             | صندوق الأهلي 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 two meetings during 2025G. 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 اجتماعين خلال العام 2025م، 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**

|   |  |
|---|--|
| <b>1) Name and address of the Fund Manager</b><br>SNB Capital Company<br>King Saud Road, P.O. Box 22216, Riyadh 11495, Saudi Arabia<br>Tel: +966 920000232<br>Website: <a href="http://www.alahlicapital.com">www.alahlicapital.com</a> | <b>1) اسم مدير الصندوق، وعنوانه</b><br>شركة الأهلي المالية<br>طريق الملك سعود، ص.ب. 22216، الرياض 11495، المملكة العربية السعودية<br>هاتف: +966 920000232<br>الموقع الإلكتروني: <a href="http://www.alahlicapital.com">www.alahlicapital.com</a> |
|---|--|

|   |  |
|---|--|
| <b>2) Names and addresses of Sub-Manager / Investment Adviser</b> | <b>2) اسم وعنوان مدير الصندوق من الباطن و/أو مستشارين الاستثمار (إن وجد)</b> |
| None.   | لا يوجد.   |

|   |   |
|---|---|
| <b>3) Investment Activities during the period</b>   | <b>3) أنشطة الاستثمار خلال الفترة</b>   |
| 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 achieve its investment objective while complying with internal limits as well as regulatory guidelines. | 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. |

|                              |                                    |
|------------------------------|------------------------------------|
| <b>4) Performance</b>        | <b>4) تقرير الأداء خلال الفترة</b> |
| Fund Performance 1.51%       | أداء الصندوق 1.51%                 |
| Benchmark Performance -1.70% | أداء المؤشر -1.70%                 |

The fund outperformed the benchmark by 321 bps. تفوق أداء الصندوق عن أداء المؤشر بفارق 321 نقطة أساس.

|   |  |
|---|--|
| <b>5) Terms &amp; Conditions Material Changes</b>                               | <b>5) تغييرات حدثت في شروط وأحكام الصندوق</b>                        |
| Non-fundamental Changes: as shown below:<br>First :Updating the Fund's summary. | تغييرات غير أساسية: كما هو موضح أدناه:<br>أولاً: تحديث ملخص الصندوق. |

Second: Updating subparagraphs (a, b, c, h) in paragraph (9) "Fees, Charges and Expenses".

Third: Updating subparagraph (h) in paragraph (11) "Dealings".

Fourth: Updating subparagraph (h) in paragraph (21) "Fund Manager".

Fifth: Updating subparagraphs (e, f) in paragraph (22) "Fund Operator".

Sixth: Updating subparagraph (f) in paragraph (24) "Fund Board".

Seventh: Updating subparagraph (d) in paragraph (25) "Shariah Committee".

**6) Any other information that would enable unitholders to make an informed judgment about the fund's activities during the period**

SNB Capital has included all necessary information that would enable unitholders to make an informed judgment about the fund's activities during the period.

**7) Investments in other Investment Funds**

The fund management fee is 0.50% of NAV and the annual fees charged by the underlying funds are as follows:

| 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                 |
| Bonyan REIT Fund                    | 0.50%           |              | صندوق بنيان ريت                        |

\*The fund manager waives management fees for funds managed.

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

No special commissions were received during the period.

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

**a. Conflict of Interests**

There is no conflict of interests.

**b. Fund Distribution During The Year**

The fund distributed SAR 0.050560 per unit during the year.

ثانياً: تحديث الفقرات الفرعية (أ، ب، ج، ح) الرئيسية (9) "مقابل الخدمات والعمولات والأتعاب".

ثالثاً: تحديث الفقرة الفرعية (ح) من الفقرة الرئيسية (11) "التعاملات".

رابعاً: تحديث الفقرة الفرعية (ح) من الفقرة الرئيسية (21) "مدير الصندوق".

خامساً: تحديث الفقرات الفرعية (هـ، و) من الفقرة الرئيسية (22) "مشغل الصندوق".

سادساً: تحديث الفقرة الفرعية (و) من الفقرة الرئيسية (24) "مجلس إدارة الصندوق".

سابعاً: تحديث الفقرة الفرعية (د) من الفقرة الرئيسية (25) "اللجنة الشرعية".

**6) أي معلومة أخرى من شأنها أن تُمكن مالكي الوحدات من اتخاذ قرار مدروس ومبني على معلومات كافية بشأن أنشطة الصندوق خلال الفترة**

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) الاستثمار في صناديق استثمارية أخرى**

نسبة رسوم الإدارة المحسوبة على الصندوق هي 0.50% سنوياً، ونسبة رسوم الإدارة السنوية للصناديق التي يستثمر فيها الصندوق هي على النحو التالي:

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

**8) العمولات الخاصة التي حصل عليها مدير الصندوق خلال الفترة**

لم يحصل مدير الصندوق على أي عمولات خاصة خلال الفترة.

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

**أ. تعارض في المصالح**

لا يوجد تعارض مصالح.

**ب. توزيعات الصندوق خلال العام**

وزع الصندوق 0.0506 ريال سعودي عن كل وحدة خلال العام.

**c. Incorrect Valuation or Pricing**

None.

**ج. خطأ في التقويم والتسعير**

لا يوجد.

**d. Investment Limitation Breaches**

None.

**د. مخالفة قيود الاستثمار**

لا يوجد.

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

Since August – 2020G.

**10) مدة إدارة الشخص المسجل كمدير للصندوق**

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)**

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

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

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**

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

**1) اسم أمين الحفظ، وعنوانه**

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

**2) Custodian's duties and responsibilities**

- 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 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.

**2) واجبات ومسؤوليات أمين الحفظ**

- 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.

**E) Fund Operator**
**هـ) مشغل الصندوق**
**1) Name and address of fund operator**

SNB Capital Company

**1) اسم مشغل الصندوق، وعنوانه**

شركة الأهلي المالية

King Saud Road, P.O. Box 22216, Riyadh 11495,  
Saudi Arabia  
Tel: +966 920000232  
Website: [www.alahlicapital.com](http://www.alahlicapital.com)

طريق الملك سعود، ص.ب. 22216، الرياض 11495،  
المملكة العربية السعودية  
هاتف: +966 920000232  
الموقع الإلكتروني: [www.alahlicapital.com](http://www.alahlicapital.com)

## 2) Operator's duties and responsibilities

- 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, redemption or transfer 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.

## (2) واجبات ومسؤوليات مشغل الصندوق

- يكون مشغل الصندوق مسؤولاً عن تشغيل الصندوق.
- يقوم مشغل الصندوق بالاحتفاظ بالدفاتر والسجلات ذات الصلة بتشغيل الصندوق.
- يقوم مشغل الصندوق بإعداد وتحديث سجل المالكين 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 والاسترداد والتحويل حسب المنصوص عليها في شروط وأحكام الصندوق.
- يُعدّ مشغل الصندوق مسؤولاً عن تقييم أصول الصندوق تقييماً كاملاً وعادلاً وحسب سعر وحدات الصندوق حسب ما ورد في شروط وأحكام الصندوق.

## F) Auditor

## (و) مراجع الحسابات

### Name and Address of Auditor

**KPMG Professional Services**  
Roshn Front – Airport Road P.O Box. 92876, Riyadh  
11663, Saudi Arabia  
Tel: +966118748500  
Website: [www.kpmg.com/sa](http://www.kpmg.com/sa)

### اسم مراجع الحسابات، عنوانه

**كي بي ام جي للخدمات المهنية**  
واجهة روشن – طريق المطار ص.ب. 92876، الرياض 11663 المملكة العربية السعودية  
هاتف: +966118748500  
الموقع الإلكتروني: [www.kpmg.com/sa](http://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.

## H) Zakat Calculations

## (ح) حساب الزكاة

**New regulations effective during the year**

**اللوائح الجديدة سارية المفعول خلال العام**

"The Minister of Finance via Ministerial Resolution No. (29791) dated 9 Jumada-al-Awwal 1444 H (corresponding to 3 December 2022) approved the Zakat Rules for Investment Funds permitted by the CMA.

The Rules are effective from 1 January 2023 requiring Investment Funds to register with Zakat, Tax and Customs Authority (ZATCA). The Rules also require the Investment Funds to submit an information declaration to ZATCA within 120 days from the end of their fiscal year, including audited financial statements, records of related party transactions and any other data requested by ZATCA. Under the Rules, Investment Funds are not subject to Zakat provided they do not engage in unstipulated economic or investment activities as per their CMA approved Terms and Conditions. Unitholders are obliged to pay due ZAKAT based on their unit owned.

During the current year, the Fund Manager has completed the registration of the Fund with ZATCA and submitted information declaration on time and the due ZAKAT amount for the year ended 31 December 2025 for the fund units is 0.01945 Saudi Riyal per unit".

"وافق وزير المالية بموجب القرار الوزاري رقم (29791) وتاريخ 9 جمادى الأولى 1444هـ (الموافق 3 ديسمبر 2022م) على قواعد الزكاة لصناديق الاستثمار المسموح بها من قبل هيئة السوق المالية.

تسري القواعد اعتباراً من 1 يناير 2023 وتتطلب من صناديق الاستثمار التسجيل لدى هيئة الزكاة والضرائب والجمارك (الهيئة). كما تلزم القواعد أيضاً من صناديق الاستثمار تقديم إقرار معلومات إلى (الهيئة) خلال 120 يوماً من نهاية سنتها المالية، بما في ذلك القوائم المالية المدققة وسجلات المعاملات الأطراف ذات العلاقة وأي بيانات أخرى تطلبها الهيئة بموجب القواعد، لا تخضع صناديق الاستثمار للزكاة بشرط ألا تمارس أنشطة اقتصادية أو استثمارية غير مشروطة وفقاً للشروط والأحكام المعتمدة من هيئة أسواق المال. سيتحمل كل مالك في حدود ملكيته سداد الزكاة عن تلك الوحدات.

خلال العام الحالي، أكمل مدير الصندوق عملية تسجيل الصندوق لدى الهيئة وتم تقديم إعلان المعلومات في الوقت المناسب وكان مبلغ الزكاة الواجب أدائه للعام المالي المنتهي في 31 ديسمبر 2025 عن وحدات الصندوق 0.01945 ريال سعودي عن كل وحدة".

## Annex - Exercised Voting Rights

## ملحق - ممارسات التصويت السنوية

لم يتم ممارسة التصويت

**SNB CAPITAL FUND OF REITs FUND**  
(Managed by the SNB Capital Company)  
**FINANCIAL STATEMENTS**  
For the year ended 31 December 2025  
together with the  
**Independent Auditor's Report to the Unitholders**



## KPMG Professional Services Company

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

Headquarters in Riyadh

## شركة كي بي إم جي للاستشارات المهنية مساهمة مهنية

واجهة روشن، 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 the SNB Capital Fund of REITs Fund

## Opinion

We have audited the financial statements of the **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 2025, 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 material 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 2025, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards ("IFRS Accounting Standards") as issued by the International Accounting Standards Board 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, that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with the 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 Accounting Standards 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 the 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 the **SNB Capital Fund of REITs Fund**.

### KPMG Professional Services Company

**Abdulaziz Mohammed Alawad**  
License No. 712



Riyadh: 26 Ramadan 1447 H  
Corresponding to 15 March 2026

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

**STATEMENT OF FINANCIAL POSITION**

As at 31 December 2025

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

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|  | <i>Notes</i> | <i>31 December</i><br><b><u>2025</u></b> | <i>31 December</i><br><u>2024</u> |
|--|--------------|--|-----------------------------------|
| <b>ASSETS</b>  |              |  |                                   |
| Cash and cash equivalents  | 9            | 274                                      | 614                               |
| Investments measured at fair value through profit or loss<br>(FVTPL investments) | 10           | 16,098                                   | 20,906                            |
| Other receivables  |              | <u>716</u>                               | <u>2</u>                          |
| <b>Total assets</b>  |              | <b><u>17,088</u></b>                     | <b><u>21,522</u></b>              |
| <b>LIABILITIES</b>   |              |  |                                   |
| Other payables   |              | <u>644</u>                               | <u>185</u>                        |
| <b>Net assets attributable to the Unitholders</b>                                |              | <b><u>16,444</u></b>                     | <b><u>21,337</u></b>              |
| <b>Units in issue in thousands (number)</b>                                      |              | <b><u>21,799</u></b>                     | <b><u>26,878</u></b>              |
| <b>Net assets value per unit (SAR)</b>   |              | <b><u>0.7543</u></b>                     | <b><u>0.7938</u></b>              |

The accompanying notes 1 to 17 form an integral part of these financial statements.

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

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

For the year ended 31 December 2025

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

|   | <i>Notes</i> | <i>For the year ended 31 December</i> |                |
|---|--------------|---------------------------------------|----------------|
|   |              | <u>2025</u>                           | <u>2024</u>    |
| Realised loss on FVTPL investments – net                |              | <b>(949)</b>                          | (1,728)        |
| Unrealised gain / (loss) on FVTPL investments – net     |              | <b>14</b>                             | (2,887)        |
| Dividend income   |              | <b>1,460</b>                          | 1,436          |
| Other income  |              | <b>19</b>                             | 3              |
| <b>Total income / (loss)</b>                            |              | <b>544</b>                            | <b>(3,176)</b> |
| Management fees   | <i>11</i>    | <b>(106)</b>                          | (125)          |
| Administrative expenses                                 |              | <b>(32)</b>                           | (96)           |
| Auditors' remuneration                                  | <i>12</i>    | <b>(43)</b>                           | (41)           |
| Shariah audit fees                                      |              | <b>(31)</b>                           | (28)           |
| Value added tax expense                                 | <i>11</i>    | <b>(16)</b>                           | (19)           |
| Custody fees  |              | <b>(9)</b>                            | (17)           |
| Fund Board remuneration                                 |              | <b>(22)</b>                           | (12)           |
| Capital market authority fees                           |              | <b>(8)</b>                            | (8)            |
| Tadawul fees  |              | <b>(6)</b>                            | (6)            |
| <b>Total operating expenses</b>                         |              | <b>(273)</b>                          | <b>(352)</b>   |
| <b>Profit / (loss) for the year</b>                     |              | <b>271</b>                            | <b>(3,528)</b> |
| <b>Other comprehensive income for the year</b>          |              | <b>--</b>                             | <b>--</b>      |
| <b>Total comprehensive income / (loss) for the year</b> |              | <b>271</b>                            | <b>(3,528)</b> |

The accompanying notes 1 to 17 form an integral part of these financial statements.

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

**STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO THE UNITHOLDERS**

For the year ended 31 December 2025

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

|  | <i>For the year ended 31 December</i> |               |
|--|---------------------------------------|---------------|
|  | <u>2025</u>                           | <u>2024</u>   |
| <b>Net assets attributable to the Unitholders at the beginning of the year</b> | 21,337                                | 27,407        |
| Total comprehensive income / (loss) for the year                               | 271                                   | (3,528)       |
| <b>Net decrease in net assets from unit transactions during the year</b>       |                                       |               |
| Proceeds from units issued   | 2,844                                 | 6,804         |
| Value of units redeemed  | (6,758)                               | (7,896)       |
|  | (3,914)                               | (1,092)       |
| Dividend distribution  | (1250)                                | (1,450)       |
| <b>Net assets attributable to the Unitholders at the end of the year</b>       | <u>16,444</u>                         | <u>21,337</u> |

**UNIT TRANSACTIONS**

Transactions in units during the year are summarized as follows:

|  | <i>For the year ended 31 December</i> |                |
|--|---------------------------------------|----------------|
|  | <u>2025</u>                           | <u>2024</u>    |
|  | -----Units in '000s-----              |                |
| <b>Units at the beginning of the year</b>    | 26,878                                | 28,239         |
| Units issued                                 | 3,634                                 | 7,743          |
| Units redeemed                               | (8,713)                               | (9,104)        |
| <b>Net decrease in units during the year</b> | <u>(5,079)</u>                        | <u>(1,361)</u> |
| <b>Units at the end of the year</b>          | <u>21,799</u>                         | <u>26,878</u>  |

The accompanying notes 1 to 17 form an integral part of these financial statements.

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

**STATEMENT OF CASH FLOWS**

For the year ended 31 December 2025

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

|   | <i>Notes</i> | <b><i>For the year ended 31 December</i></b> |                    |
|---|--------------|--|--------------------|
|   |              | <b><u>2025</u></b>                           | <b><u>2024</u></b> |
| <b>Cash flows from operating activities</b>             |              |  |                    |
| Profit / (loss) for the year                            |              | 271  | (3,528)            |
| <i>Adjustments for:</i>                                 |              |  |                    |
| Realised loss on FVTPL investments – net                |              | 949  | 1,728              |
| Unrealised (gain) / loss on FVTPL investments – net     |              | (14)   | 2,887              |
| Dividend income   |              | (1,460)                                      | (1,436)            |
|   |              | <u>(254)</u>                                 | <u>(349)</u>       |
| <i>Net changes in operating assets and liabilities:</i> |              |  |                    |
| FVTPL investments                                       |              | 3,873  | 1,541              |
| Other receivables                                       |              | (658)  | 43                 |
| Other payables  |              | 459  | (195)              |
|   |              | <u>3,420</u>                                 | <u>1,040</u>       |
| Dividend received                                       |              | <u>1,404</u>                                 | <u>1,436</u>       |
| <b>Net cash generated from operating activities</b>     |              | <u>4,824</u>                                 | <u>2,476</u>       |
| <b>Cash flows from financing activities</b>             |              |  |                    |
| Proceeds from units issued                              |              | 2,844  | 6,804              |
| Value of units redeemed                                 |              | (6,758)                                      | (7,896)            |
| Dividend distribution                                   |              | (1,250)                                      | (1,450)            |
| <b>Net cash used in financing activities</b>            |              | <u>(5,164)</u>                               | <u>(2,542)</u>     |
| <b>Net decrease in cash and cash equivalents</b>        |              | <b>(340)</b>                                 | <b>(66)</b>        |
| Cash and cash equivalents at the beginning of the year  | 9            | <u>614</u>                                   | <u>680</u>         |
| <b>Cash and cash equivalents at the end of the year</b> | 9            | <u>274</u>                                   | <u>614</u>         |

The accompanying notes 1 to 17 form an integral part of these financial statements.

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

**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 December 2025

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

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**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 32 of the Investment Funds Regulations (the “Regulations”) issued by the Capital Market Authority (“CMA”) and managed by the 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 units of Shariah compliant Real Estate Investment Traded Funds (“REITs”) and 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 1439 H (corresponding to 1 November 2017). The Fund commenced its activities on 12 Rabi-al-Thani 1439 H (corresponding to 31 December 2017).

**2. REGULATING AUTHORITY**

The Fund is governed by the Investment Fund Regulations published by the CMA’s Board Resolution no. 1-219-2006 dated 3 Dhul Hijja 1427 H (corresponding to 24 December 2006) thereafter amended pursuant to the CMA’s Board Resolution no. 1-135-2025 dated 3 Jumada Al Thani 1447 H (corresponding to 24 November 2025) detailing requirements for all funds within the Kingdom of Saudi Arabia.

**3. BASIS OF ACCOUNTING**

These financial statements of the Fund have been prepared in accordance with the International Financial Reporting Standards (“IFRS Accounting Standards”) as issued by the International Accounting Standards Board 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”) and comply with the applicable provisions of the Investment Funds Regulations issued by the CMA and the Fund’s terms and conditions.

**4. BASIS OF MEASUREMENT AND PRESENTATION**

These financial statements have been prepared on a historical cost convention using the 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.

**5. 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 Riyals (“SAR”) which is the Fund’s functional and presentation currency and have been rounded off to the nearest thousand unless otherwise stated.

**6. CHANGES IN THE FUND’S TERMS AND CONDITIONS**

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

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

**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 December 2025

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

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**7. CRITICAL ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS**

The preparation of the financial statements requires the Fund Manager 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 realized in the year in which the estimates are revised and in any future years affected.

**8. MATERIAL ACCOUNTING POLICIES**

The Fund has consistently applied the following accounting policies to all periods presented in these financial statements unless otherwise stated and the material accounting policies applied in the preparation of these financial statements are set out below.

**8.1 *Cash and cash equivalents***

Cash and 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 equivalents include bank balances.

**8.2 *Financial assets and liabilities***

***Classification of financial assets***

On initial recognition, a financial asset is measured at its fair value and classified as measured at amortised cost, fair value through other comprehensive income (“FVOCI”) or 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 measured at FVTPL:

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

***Financial assets measured at FVOCI***

A financial asset is measured at FVOCI only if it meets both of the following conditions and is not designated as measured 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 interest / 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 other comprehensive income. This election is made on an investment-by-investment basis.

***Financial assets measured at FVTPL***

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

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**8. MATERIAL ACCOUNTING POLICIES (CONTINUED)**

**8.2 *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 the Fund Manager. 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 interest / 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 interest / 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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**8. MATERIAL ACCOUNTING POLICIES (CONTINUED)**

**8.2 *Financial assets and liabilities (continued)***

***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 recognize 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 measured at FVTPL, transaction costs that are directly attributable to its acquisition.

***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 the statement of profit or loss and other comprehensive income in ‘realized and unrealized gain / (loss) on FVTPL investments – net’.

Financial assets and financial liabilities measured at amortised cost are subsequently measured at amortised cost the using effective 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 profit or loss and other 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 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.

On derecognition of the financial asset, the difference between the carrying amount of the asset and the consideration received is recognized in the statement of profit or loss and other comprehensive income.

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.

**8.3 *Net assets value per unit***

The net assets value 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.

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**8. MATERIAL ACCOUNTING POLICIES (CONTINUED)**

**8.4 *Distribution to the Unitholders***

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

**8.5 *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.

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

- they entitle the holder to a pro rata share of the Fund’s net assets in the event of the Fund’s liquidation;
- they are in the class of instruments that is subordinate to all other classes of instruments;
- all financial instruments in the class of instruments that are subordinate to all other classes of instruments have identical features;
- the instruments do not include any other features that would require classification as a liability; and
- the total expected cash flows attributable to the instruments over their 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 instruments.

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.

**8.6 *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 a 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.

**8.7 *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.

**8.8 *Standards, interpretations and amendments thereof, adopted by the Fund***

Below amendments to accounting standards, interpretations and amendments became applicable for annual reporting periods commencing on or after 1 January 2025. The Fund manager has assessed that the amendments have no significant impact on the Fund’s financial statements.

Amendments to IAS 21 - Lack of exchangeability

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**8. MATERIAL ACCOUNTING POLICIES (CONTINUED)**

**8.9 *Standards, interpretations and amendments issued but not yet effective***

Standards, interpretations and amendments issued but not yet effective up to the date of issuance of the Fund's annual financial statements are listed below. The Fund intends to adopt these standards when they become effective.

| <b><i>Standards, interpretations and amendments</i></b> | <b><i>Description</i></b>  | <b><i>Effective from periods beginning on or after the following date</i></b> |
|---|--|---|
| Amendments to IFRS 9 and IFRS 7                         | Classification and Measurement of Financial Instruments                                | 1 January 2026  |
| IFRS 18   | Presentation and Disclosure in Financial Statements                                    | 1 January 2027  |
| IFRS 19   | Disclosure Initiative – Subsidiaries without Public Accountability: Disclosures        | 1 January 2027  |
| Amendments to IFRS 10 and IAS 28                        | Sale or contribution of assets between an investor and its associates or joint venture | Available for optional adoption / effective date deferred indefinitely        |

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

**9. CASH AND CASH EQUIVALENTS**

This comprises of balances held with custodian in a brokerage account having Moody's credit rating of A2 which is in line with globally understood definition of investment grade.



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**11. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)**

*Transactions with key management personnel (continued)*

The Fund Manager is entitled to recover expenses that are incurred to the Fund. These include costs resulting from unitholders' meeting, preparing and printing the Fund's reports and other legal and regulatory costs. The Fund shall be bound by any other expenses permitted by law, provided that these expenses do not exceed 0.1% (2024: 0.1%) per annum of the Fund's average net asset value at the respective valuation days. These expenses have been recovered by the Fund Manager on a pro-rata basis.

Following are the details of transactions and outstanding balances with the Fund Manager and its investments in units of the fund:

| <i>Related party</i> | <i>Nature of transactions</i>               | <i>Amounts of transactions during the year ended</i> |                         | <i>Net payable balance / closing investments as at</i> |                         |
|----------------------|---|--|-------------------------|--|-------------------------|
|                      |   | <i>31 December 2025</i>                              | <i>31 December 2024</i> | <i>31 December 2025</i>                                | <i>31 December 2024</i> |
| SNB Capital Company  | Management fees (including value added tax) | 122  | 144                     |  |                         |
|                      | Expenses paid on behalf of the Fund         | 63   | 124                     |  |                         |
|                      | Rebate income                               | --   | 3                       | 93   | 96                      |
|                      | Subscription of fund units                  | --   | --                      |  |                         |
|                      | Redemption of fund units                    | --   | --                      | 3,772  | 3,970                   |

**12. AUDITORS' REMUNERATION**

|                 | <i>For the year ended 31 December</i> |             |
|-----------------|---------------------------------------|-------------|
|                 | <i>2025</i>                           | <i>2024</i> |
| Fee for:        |                                       |             |
| Statutory audit | 15                                    | 15          |
| Interim review  | 10                                    | 10          |
| Zakat services  | 18                                    | 16          |
|                 | <u>43</u>                             | <u>41</u>   |

**13. FINANCIAL RISK MANAGEMENT**

The Fund's activities expose it to a variety of financial risks including market risks, 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 governance of the Fund.

Monitoring and controlling risks are primarily set up to be performed based on the limits established by the Fund Board. The Fund's terms and conditions set out the Fund's overall business strategies, its tolerance of risks and its general risk management philosophy. Compliance with the limits are monitored by the Fund Board on a quarterly basis. In instances where portfolio has diverged from limits prescribed in 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 within prescribed timelines.

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**13. FINANCIAL RISK MANAGEMENT (CONTINUED)**

**13.1 *Market risks***

‘Market Risk’ is the risk that changes in market prices – such as currency, commission rates and other market prices – will affect the Fund’s income or the fair value of its holdings in financial instruments.

*a) Currency risk*

Currency 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 currency risk since all 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 market 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 securities 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 equity securities which is exposed to other price risk.

The effect on the net assets as a result of the change in the fair value of investments as at 31 December due to a reasonably possible notional change in market value of investments measured at FVTPL by 10%, with all other variables held constant, is as follows:

|   | <u>31 December 2025</u> |              | <u>31 December 2024</u>   |
|---|-------------------------|--------------|---------------------------|
| Effect on net assets attributable to the Unitholders. | <u>± 10%</u>            | <u>1,610</u> | <u>± 10%</u> <u>2,091</u> |

**13.2 *Credit risk***

Credit risk is the risk that one party to a financial instrument will fail to discharge its 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.

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 A2 which is line with globally understood definitions of investment grade. Accordingly, there is no significant impact of expected credit loss allowance on this financial asset.

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**13. FINANCIAL RISK MANAGEMENT (CONTINUED)**

**13.3 *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 not being able to meet Unitholder’s redemption requests 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 or liquidation of the investment portfolio and by investing predominantly in securities that it expects to be able to liquidate within a short period of time.

**13.4 *Operational risk***

Operational risk is the risk of direct or indirect losses 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 so as 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.

**14. FAIR VALUE MEASUREMENT**

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.



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**15. LAST VALUATION DAY**

The last valuation day for the purpose of preparation of these financial statements was 31 December 2025 (2024: 31 December 2024).

**16. EVENTS AFTER THE END OF THE REPORTING PERIOD**

The recent regional military escalations have triggered a high-risk conflict environment across the Gulf. The situation is still very fluid, and scenarios can shift very quickly. The escalations have brought about additional uncertainties in the Fund's operating environment. With respect to financial statements for the year ended 31 December 2025, the potential financial reporting effects of the conflict are considered to be non-adjusting in nature.

The Fund Manager has been closely monitoring the impact of the developments on the Fund's investment. As the situation is fast evolving and fluid, the effect of the escalations is subject to significant levels of uncertainty, with the full range of possible effects unknown.

**17. APPROVAL OF THE FINANCIAL STATEMENTS**

These financial statements were approved by the Fund Board on 16 Ramadan 1447 H corresponding to 5 March 2026.