

SNB Capital Real Estate Fund
 Formerly known as: **Samba Real Estate Fund**
Semi-Annual Statement
 For the Period Ended 31 December 2025



FUND OBJECTIVES

To achieve capital gains by investing in real estate developments for medium to long term.

FUND FACTS

Fund Size at Inception	SAR 328.12 million
Initial Unit Price	SAR 10
Inception Date	08 February 2007
Fund Offering	Public Offering
Risk Level	High
Fund Term	Open-Ended
Management Fees	1% (Suspended)
Shariah Compliant	Yes

FUND UPDATES

The lawsuit concerning Derab Land is still under review by the relevant authority, as confirmed by the most recent update from our external legal counsel.

Konoz-Jeddah Land will be ready for sale after obtaining final approval from the Baladi (Municipality), in accordance with the Koroki process.

Semiannual reports of the assets of SNB Capital Real Estate Fund have been published for the period ending on 2025-06-30

FUND KEY HIGHLIGHTS*

Description	Amount in SAR / Percentage
Unit Price	3.2954
Total Asset Value	74.07
Net Asset Value	57.93
Property Value to Portfolio Value	90.23%
Fund's Costs to Fund's Total Assets Value**	0.09%
Loan to Assets Ratio	-

*According to the latest audited financial statements which were as of Jun 30, 2025

**Annualized

Total expenses and fees	Amount (SAR)	Percentage of AUM
Management Fees	-	0.00%
Other Fees and Expenses*	64,000	0.09%

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

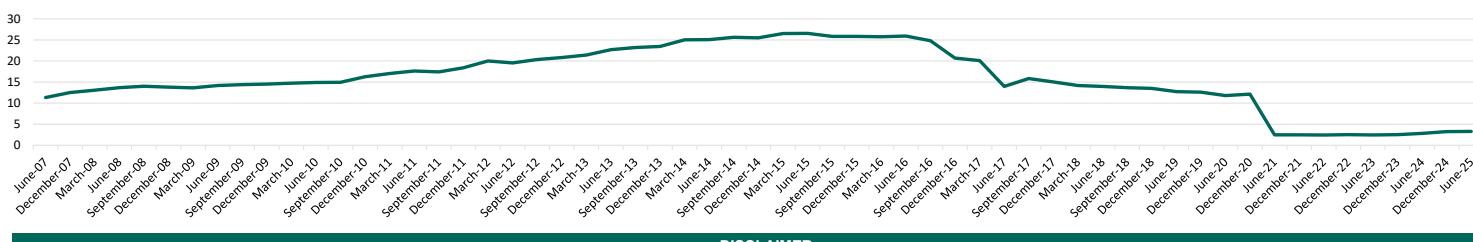
Statement of Capital Distributions To Unit Holders	2022 Jun	2023 Jun
Total Capital Distribution in SAR	NA	NA
Number of Outstanding Units	NA	NA
Value of the Distributions Per Unit in Saudi Riyals	NA	NA
Distribution Percentage of Fund NAV	NA	NA
Eligibility Date of Distribution During the Relevant Half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

FUND PROPERTIES

Property Name	Percentage of AUM
Derab Land*	0.00%
Knoz Jeddah Land	90.23%

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

UNIT PRICE



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