

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.

Konož-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

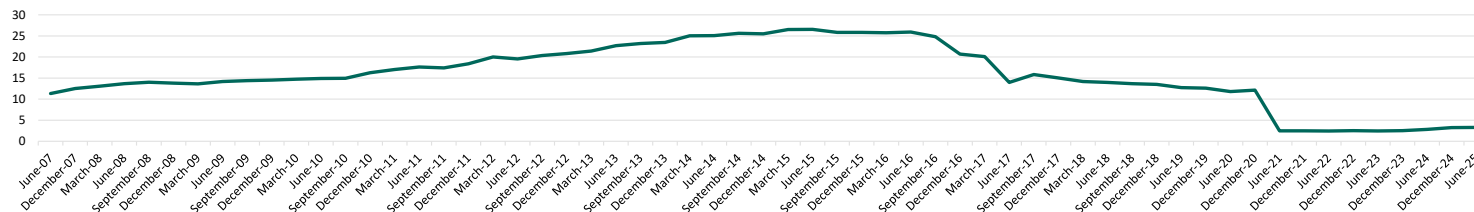
Statement of Capital Distributions To Unit Holders	2022 Jun	2023 Jun
Total Capital Distribution in SAR	NA	NA
Number of Outstanding Units	NA	NA
Value of the Distributions Per Unit in Saudi Riyals	NA	NA
Distribution Percentage of Fund NAV	NA	NA
Eligibility Date of Distribution During the Relevant Half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

FUND PROPERTIES

Prperty 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



DISCLAIMER

1. In preparing the information contained herein, SNB Capital has: (i) used information obtained from 3rd party service providers and public sources; (ii) assumed and relied upon, without independent verification, the accuracy and completeness of the information supplied or otherwise made available to it for the purposes of this making document; (iii) assumed that any financial projections and other financial data relating to this document has been reasonably and properly prepared on the basis of reflecting the best currently available estimates and judgments of the future financial performance of the securities contained herein as at the date of this presentation. Neither SNB Capital, its affiliates nor any of their respective directors, officers, employees or agents ("SNB Group") give any representation, undertaking, or warranty, express or implied, as to: (i) the achievement or reasonableness of future projections, management targets, estimates, prospects or returns contained in this documentation, if any; or (ii) the accuracy or completeness of any information contained in this documentation, any oral information provided in connection therewith or any data that either generates. Furthermore, and without prejudice to liability for fraud, no member of SNB Group accepts or will accept any liability, responsibility or obligation (whether in contract, tort or otherwise) in relation to these matters. SNB Capital does not hold itself out as providing legal, financial or other advice via this document.

2. SNB Capital Company is authorized by the Capital Market Authority under License No. 37 - 06046. The registered office of SNB Capital is at King Saud Street in Riyadh, P.O. Box 22216, Riyadh 11495, Kingdom of Saudi Arabia. Past performance is not necessarily a guide to future performance. The value of the investment in the fund is variable and may increase or decrease. The security may be subject to sudden and large falls in value which could cause a loss equal to the amount invested. Income from the security may fluctuate; and part of the capital invested may be used to pay that income. The prices, values or income may fall. Investors may receive less than what he/she invested. It may be difficult for the investor to sell or realize the security; and to obtain reliable information about its value or the extent of the risks to which it is exposed. Changes in currency rates may have an adverse effect on the value, price or income of the security. Service and performance fees/charges may apply in accordance with the fund's Terms & Conditions. This product may not be suitable for all recipients of this report. In case of any doubts, you should seek advice from your investment advisor. SNB Capital may have a position or holding in the securities concerned or in related securities and/or may have provided within the previous 12 months signification advice or security business services to the issuer of the securities concerned or of a related security. More information about the fund is available in the Terms and Conditions applicable to that fund and should be read carefully before investing. While reading the fund's Terms and Conditions, please refer to the principal risks of investing in the Fund. You can obtain a copy of the Terms and Conditions and financial statements once issued by visiting www.ncbc.com or www.tadawul.com.sa.