

**ALAHLI REIT FUND (1)**  
(Managed by SNB Capital Company, formerly NCB Capital Company)  
**CONDENSED INTERIM FINANCIAL STATEMENTS**  
For the six month period ended 30 June 2022  
together with  
**Independent Auditors' Report on the review of the  
condensed interim financial statements**

**ALAHLI REIT FUND (1)**  
(Managed by SNB Capital Company, formerly NCB Capital Company)  
**CONDENSED INTERIM FINANCIAL STATEMENTS (UNAUDITED) AND**  
**INDEPENDENT AUDITOR'S REVIEW REPORT**  
For the six-month period ended 30 June 2022

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## كي بي إم جي للاستشارات المهنية

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

المركز الرئيسي في الرياض

# Independent auditor's report on review of condensed interim financial statements

To the Unitholders of AlAhli REIT Fund (1) managed by SNB Capital Company (formerly NCB Capital Company)

## Introduction

We have reviewed the accompanying 30 June 2022 condensed interim financial statements of AlAhli REIT Fund (1) (the "Fund"), managed by SNB Capital Company, formerly NCB Capital Company (the "Fund Manager") which comprises:

- the condensed statement of financial position as at 30 June 2022;
- the condensed statement of profit or loss and other comprehensive income for the six-month period ended 30 June 2022;
- the condensed statement of changes in net assets attributable to the Unitholders for the six-month period ended 30 June 2022;
- the condensed statement of cash flows for the six-month period ended 30 June 2022; and
- the notes to the condensed interim financial statements.

The Fund Manager is responsible for the preparation and presentation of these condensed interim financial statements in accordance with IAS 34, 'Interim Financial Reporting' that is endorsed in the Kingdom of Saudi Arabia and to comply with the applicable provisions of the Real Estate Regulations issued by Capital Market Authority and the Fund's Terms and Conditions. Our responsibility is to express a conclusion on these condensed interim financial statements based on our review.

## Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' that is endorsed in the Kingdom of Saudi Arabia. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

## Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying 30 June 2022 condensed interim financial statements of AlAhli REIT Fund (1) are not prepared, in all material respects, in accordance with IAS 34, 'Interim Financial Reporting' that is endorsed in the Kingdom of Saudi Arabia.

## KPMG Professional Services

Hani Hamzah A. Bedairi  
License No: 460

Al Riyadh, 27 Muharram 1444H  
Corresponding to: 24 August 2022



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كي بي إم جي للاستشارات المهنية شركة مهنية مساهمة مقفلة، مسجلة في المملكة العربية السعودية، رأسمالها (٢٥,٠٠٠,٠٠٠) ريال سعودي منفوخ بالكل، المسماة سابقاً "شركة كي بي إم جي الفوزان وشركه محاسبين ومراجعين قانونيين". وهي عضو غير شريك في الشبكة العالمية لشركات كي بي إم جي المستقلة والتابعة لكي بي إم جي العالمية المحدودة، شركة تجلزية محدودة بضمن. جميع الحقوق محفوظة.

**ALAHLI REIT FUND (1)**  
(Managed by SNB Capital Company, formerly NCB Capital Company)  
**CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION (UNAUDITED)**  
**As at 30 June 2022**  
Expressed in Saudi Riyals '000 (unless otherwise stated)

	<i>Note</i>	<b>30 June 2022 (Unaudited)</b>	31 December 2021 (Audited)
<b><u>ASSETS</u></b>			
<b>Current assets</b>			
Cash and cash equivalents		16,648	12,176
Investment at fair value through profit or loss	5	-	40,031
Receivables against operating leases		89,931	56,326
Prepayments and other current assets		5,061	2,551
<b>Total current assets</b>		<b>111,640</b>	<b>111,084</b>
<b>Non-current asset</b>			
Investment properties	6	1,842,728	1,825,667
<b>Total non-current assets</b>		<b>1,842,728</b>	<b>1,825,667</b>
<b>Total assets</b>		<b>1,954,368</b>	<b>1,936,751</b>
<b><u>LIABILITIES</u></b>			
<b>Current liabilities</b>			
Due to related parties	9	38,040	20,354
Unearned rental income		37,513	30,326
Other liabilities		10,733	7,082
Advances from lessees		15,077	14,954
Provision for Zakat	8	1,154	2,230
<b>Total current liabilities</b>		<b>102,517</b>	<b>74,946</b>
<b>Non-current liabilities</b>			
Borrowings	7	559,076	558,728
<b>Total non-current liabilities</b>		<b>559,076</b>	<b>558,728</b>
<b>Total liabilities</b>		<b>661,593</b>	<b>633,674</b>
<b>Net assets attributable to the unitholders</b>		<b>1,292,775</b>	<b>1,303,077</b>
<b>Units in issue (numbers in thousands)</b>		<b>137,500</b>	<b>137,500</b>
<b>Net assets per unit (SAR)</b>		<b>9.40</b>	<b>9.48</b>
<b>Net assets per unit fair value (SAR)</b>	11	<b>10.61</b>	<b>9.69</b>

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

**ALAHLI REIT FUND (1)**  
(Managed by SNB Capital Company, formerly NCB Capital Company)  
**CONDENSED INTERIM STATEMENT OF PROFIT OR LOSS AND OTHER  
COMPREHENSIVE INCOME (UNAUDITED)**  
**For the six-month period ended 30 June 2022**  
Expressed in Saudi Riyals ‘000 (unless otherwise stated)

	<i>Note</i>	<b>30 June 2022 (Unaudited)</b>	30 June 2021 (Unaudited)
Revenue from properties	10	92,613	88,518
Other income		56	23
Gain on fair valuation of investment through profit or loss	5	26	18
<b>Total revenue</b>		<b>92,695</b>	<b>88,559</b>
<b>Expenses</b>			
Operational expenses	10	(20,576)	(17,878)
Depreciation	6	(12,021)	(12,313)
Impairment loss on receivables against operating leases	10	(2,000)	(2,000)
Management fees		(10,143)	(9,585)
Professional fees		(265)	(265)
Board fees		(50)	(50)
Tadawul fees		(401)	(401)
Custody fees		(267)	(267)
Shariah fees		(12)	(12)
Other expenses		(617)	(1,028)
<b>Total expenses</b>		<b>(46,352)</b>	<b>(43,799)</b>
<b>Operating profit before finance cost and zakat</b>		<b>46,343</b>	<b>44,760</b>
Finance cost		(7,520)	(7,100)
<b>Operating profit before Zakat</b>		<b>38,823</b>	<b>37,660</b>
Zakat	8	(1,000)	(504)
<b>Profit for the period</b>		<b>37,823</b>	<b>37,156</b>
<b>Other comprehensive income for the period</b>		<b>-</b>	<b>-</b>
<b>Total comprehensive income for the period</b>		<b>37,823</b>	<b>37,156</b>

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

**ALAHLI REIT FUND (1)**

(Managed by SNB Capital Company, formerly NCB Capital Company)

**CONDENSED INTERIM STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO THE UNITHOLDERS (UNAUDITED)**

For the six-month period ended 30 June 2022

Expressed in Saudi Riyals '000 (unless otherwise stated)

	<i>Note</i>	<b>30 June 2022</b> (Unaudited)	30 June 2021 (Unaudited)
Net assets attributable to the unitholders at beginning of the period		1,303,077	1,320,470
Total comprehensive income for the period		37,823	37,156
Dividend declared during the period	12	(48,125)	(44,686)
Net assets attributable to the unitholders at end of the period		<u>1,292,775</u>	<u>1,312,940</u>

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

**ALAHLI REIT FUND (1)**  
(Managed by SNB Capital Company, formerly NCB Capital Company)  
**CONDENSED INTERIM STATEMENT OF CASH FLOWS (UNAUDITED)**  
**For the six-month period ended 30 June 2022**  
Expressed in Saudi Riyals '000 (unless otherwise stated)

	<i>Note</i>	<b>30 June 2022 (Unaudited)</b>	30 June <u>2021</u> (Unaudited)
<b>Cash flows from operating activities</b>			
Operating profit before Zakat		<b>38,823</b>	37,660
<i>Adjustment for non-cash items:</i>			
Depreciation	6.2	<b>12,021</b>	12,313
Finance cost		<b>7,520</b>	7,100
Impairment loss on receivables against operating leases		<b>2,000</b>	2,000
Gain on investment at fair value through profit or loss		<b>(26)</b>	(18)
		<b>60,338</b>	59,055
<b>Changes in:</b>			
Receivables against operating leases		<b>(35,605)</b>	(11,739)
Prepayments and other current assets		<b>(2,510)</b>	462
Due to related parties		<b>17,686</b>	1,845
Unearned rental income		<b>7,187</b>	9,282
Other liabilities		<b>(88)</b>	(1,529)
Advances from lessees		<b>123</b>	4,623
		<b>47,131</b>	61,999
Zakat paid		<b>(2,076)</b>	(428)
<b>Net cash generated from operating activities</b>		<b>45,055</b>	61,571
<b>Cash flows from investing activities</b>			
Additions to investment properties	6.2	<b>(28,402)</b>	(2,709)
Disposal/(addition) of investment at fair value through profit or loss	5	<b>40,057</b>	(48,000)
<b>Net cash generated from/ (used in) investing activities</b>		<b>11,655</b>	(50,709)
<b>Cash flows from financing activities</b>			
Dividend paid	12	<b>(48,125)</b>	(44,686)
Proceeds from loan		-	42,678
Finance cost paid		<b>(4,113)</b>	(3,344)
<b>Net cash used in financing activities</b>		<b>(52,238)</b>	(5,352)
<b>Net change in cash and cash equivalents</b>		<b>4,472</b>	5,510
Cash and cash equivalents at the beginning of the period		<b>12,176</b>	6,478
<b>Cash and cash equivalents at end of the period</b>		<b>16,648</b>	11,988

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

## **ALAHLI REIT FUND (1)**

(Managed by SNB Capital Company, formerly NCB Capital Company)

### **NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS (UNAUDITED)**

**For the six-month period ended 30 June 2022**

Expressed in Saudi Riyals '000 (unless otherwise stated)

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## **1 THE FUND AND ITS ACTIVITIES**

AlAhli REIT Fund (1) ("Fund") is a closed-ended Shariah compliant real estate investment traded fund, established and managed by SNB Capital Company, formerly NCB Capital Company ("Fund Manager"), a subsidiary of the Saudi National Bank ("SNB"), for the benefit of the Fund's unitholders. The Fund is ultimately supervised by the Fund Board.

As per license number 37-06046 granted by the Capital Market Authority ("CMA"), the Fund Manager is authorized to carry out the following activities with respect to securities:

- a) Dealing as principal and agent, and underwriting;
- b) Arranging;
- c) Managing;
- d) Advising; and
- e) Custody.

The Fund's objective is to provide periodic rental income to its unitholders by investing mainly in developed income-generating properties and to potentially provide capital growth by developing and/or expanding and/or selling assets.

The Fund invests mainly in developed income-generating real estate assets and may invest part of its assets and cash surplus in Murabaha transactions and short term deposits in Saudi Riyals with banks that are licensed by the Saudi Central Bank ("SAMA") and operate in Saudi Arabia. The Fund may also invest in public money market funds approved CMA.

The terms and conditions of the Fund were approved by CMA on 11 Rabi AlAwwal 1439H (corresponding to 29 November 2017). The offering period for the subscription of the units was from 6 December 2017 to 19 December 2017. Unitholders subscribed for the units of the Fund during the offering period and cash was held in collection account of SNB Capital. The cash was transferred to the bank account of the Fund on its commencement date which was used to purchase the investment properties and units were issued to the unitholders simultaneously. The Fund commenced its activities on 25 December 2017 (the "Inception Date"). On the Inception Date, the Fund issued 137,500 units for SR 1,375 million, which was considered as an initial capital contribution of the Fund.

The Fund's term is ninety nine (99) years. The term of the Fund may be extended at the Fund Manager's discretion, subject to CMA approval.

The Fund was established and units were offered in accordance with the Real Estate Investment Traded Funds Instructions issued by CMA pursuant to Resolution No. 6-130-2016, dated 23/1/1438H, corresponding to 24/10/2016G amended by Resolution No. 2-115-2018, dated 13/2/1440H corresponding to 22/10/2018G.

As per the terms and conditions of the Fund, the Fund will distribute at least 90% of its net income to its unitholders.

## **2 BASIS OF ACCOUNTING**

### **2.1 Statement of compliance**

These condensed interim financial statements (the "Interim Financial Statements") for the six-month period ended 30 June 2022 have been prepared in accordance with the requirements of IAS 34 "Interim Financial Reporting" that is endorsed in Kingdom of Saudi Arabia and other standards and pronouncements that are issued by Saudi Organization for Chartered and Professional Accountants ("SOCPA") and should be read in conjunction with the Fund's last annual financial statements as at and for the year ended 31 December 2021.



## **ALAHLI REIT FUND (1)**

(Managed by SNB Capital Company, formerly NCB Capital Company)

### **NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS (UNAUDITED)**

**For the six-month period ended 30 June 2022**

Expressed in Saudi Riyals '000 (unless otherwise stated)

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## **2 BASIS OF ACCOUNTING (CONTINUED)**

### **2.1 Statement of compliance (continued)**

These interim financial statements do not include all the information and disclosures required in the annual financial statements in accordance with requirements of IFRS endorsed in Kingdom of Saudi Arabia and other standards and pronouncements that are issued by Saudi Organization for Chartered and Professional Accountants ("SOCPA"). However, these interim financial statements include certain disclosures to explain some significant events and transactions to understand the changes in the Fund's financial position and performance since the last annual financial statements.

### **2.2 Summary of significant accounting policies**

The accounting policies adopted in the preparation of these condensed interim financial statements are consistent with those followed in the preparation of the Fund's annual financial statements for the year ended 31 December 2021.

### **2.3 Basis of measurement**

These condensed interim financial statements have been prepared under the historical cost convention using the accrual basis of accounting and the going concern assumption except for investment at fair value through profit or loss ("FVTPL") which is recorded at fair value.

On 31 December 2019, CMA has examined the suitability of continuing to use the cost model or permitting the use of the fair value model or revaluation option and made the following decisions:

- Obligating listed funds to continue to use the cost model to measure property (under IAS 16) and investment property (under IAS 40) in the financial statements prepared for financial periods before the calendar year 2023.
- Allowing listed funds to choose between fair value model and revaluation model to measure property (under IAS 16) and investment property (under IAS 40) for the financial periods starting from the calendar year 2023 or thereafter.

### **2.4 Presentation and functional currency**

The presentation and functional currency of the Fund is Saudi Riyals (SAR).

## **3 STANDARDS ISSUED BUT NOT YET EFFECTIVE**

A number of new standards and amendments to standards are effective for annual periods beginning after 1 January 2022. Fund's management have determined that these standards will not have a material effect on the Fund's condensed interim financial statements.

### *New currently effective requirements*

- Covid 19 related Rent Concessions beyond 30 June 2021 (Amendments to IFRS 16).
- Onerous Contracts: Cost of Fulfilling a Contract (Amendments to IAS 37).
- Annual Improvements to IFRS Standards, 2018-2020.
- Property Plant and Equipment: Proceeds before Intended Use (Amendments to IAS16).
- Reference to Conceptual Framework (Amendments to IFRS 3).

## ALAHLI REIT FUND (1)

(Managed by SNB Capital Company, formerly NCB Capital Company)

### NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

For the six-month period ended 30 June 2022

Expressed in Saudi Riyals '000 (unless otherwise stated)

#### 3 STANDARDS ISSUED BUT NOT YET EFFECTIVE (CONTINUED)

##### *Forthcoming requirement*

- Classification of liabilities as Current or Non-current (Amendments to IAS 1)
- IFRS 17 Insurance Contracts and amendments to IFRS 17 Insurance Contracts.
- Definition of Accounting Estimate (Amendments to IAS 8).
- Disclosure of Accounting Policies (Amendments to IAS 1 and IFRS Practice Statement 2).
- Deferred Tax related to Assets and Liabilities arising from a Single Transaction – Amendments to IAS 12.

#### 4 CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

In preparing these condensed interim financial statements, management has made judgements and estimates that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Fund's accounting policies and the key sources of estimation uncertainty were the same as those described in the last annual financial statements.

In the process of applying the Fund's accounting policies, management has made the following estimates and judgements, which are significant to the financial statements:

- Provision for expected credit losses on receivables against operating leases
- Useful lives of investment properties
- Determining fair values of investment properties
- Impairment of non-financial assets "Value in use calculation"

#### 5 INVESTMENT AT FAIR VALUE THROUGH PROFIT OR LOSS

Investment at fair value through profit or loss comprises of the following:

	30 June 2022 (Unaudited)		31 December 2021 (Audited)	
	Cost	Fair value	Cost	Fair value
<i>Investment in units of a mutual fund managed by the Fund Manager (a related party)</i>				
ALAhli Saudi Riyal Trade Fund	-	-	40,000	40,031

During the period, the Fund has recognized a net gain of SR 26,000 (30 June 2021: SR 18,000) from the fair valuation of these investments.

**ALAHLI REIT FUND (1)**

(Managed by SNB Capital Company, formerly NCB Capital Company)

**NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS (UNAUDITED)****For the six-month period ended 30 June 2022**

Expressed in Saudi Riyals '000 (unless otherwise stated)

**6 INVESTMENT PROPERTIES**

6.1 The Fund owns the following investment properties:

<i>Name of the property</i>	<i>Nature of property</i>	<i>Purchase price</i>
AlAndalus Mall, Jeddah ( <i>notes 6.1.1, 6.1.2</i> )	Mall	1,195,686
AlAndalus Mall Hotel, Jeddah ( <i>note 6.1.1</i> )	Hotel	200,000
Salama Tower, Jeddah ( <i>note 6.1.3</i> )	Office	255,000
Qbic Plaza, Riyadh ( <i>note 6.1.4</i> )	Office	250,000

6.1.1 The Fund acquired AlAndalus Mall and AlAndalus Mall Hotel at the Fund's inception against cash consideration of SR 405 million (representing 30% of the total purchase values of SR 1,350 million) and by issuing units in the Fund valuing SR 945 million to AlAndalus Property Company ("APC"), the previous owner.

6.1.2 The Fund acquired land measuring 9,669 square meters adjacent to AlAndalus Mall on 9 November 2020 against cash consideration of SR 45.7 million for the purpose of expanding AlAndalus Mall.

6.1.3 The Fund acquired Salama Tower on 4 August 2019 against cash consideration of SR 255 million. It was subsequently leased to the seller for a net lease amount of SR 23.1 million per annum for a period of 5 years. The seller is allowed to sub-lease the property to multi-tenants during this period.

6.1.4 The Fund acquired Qbic Plaza on 22 June 2020 against cash consideration of SR 250 million and financed the acquisition through additional Islamic financing. The property is leased for a net lease amount of SR 21.6 million per annum, for a period of 3 years.

6.1.5 The Fund's properties are held under the custody of Sandoog Tamkeen Real Estate Company ("SPV"), which is owned by AlBilad Capital (the Custodian of the Fund). The Fund pays a custody fee of 0.025% per annum based on the average market values of the properties.

**ALAHLI REIT FUND (1)**

(Managed by SNB Capital Company, formerly NCB Capital Company)

**NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS (UNAUDITED)****For the six-month period ended 30 June 2022**

Expressed in Saudi Riyals '000 (unless otherwise stated)

**6 INVESTMENT PROPERTIES (CONTINUED)**

6.2 At 30 June 2022, investment properties represent the properties that were initially recognized at their cost and are subsequently measured at cost less accumulated depreciation. The break-up of the cost of investment properties is as follows:

	<u>Land</u>	<u>Buildings</u>	<u>Furniture &amp; fixture</u>	<u>Computer &amp; hardware</u>	<u>Office equipment</u>	<u>Motor vehicles</u>	<u>*Construction in progress</u>	<u>Total</u>
<b><u>Cost:</u></b>								
Balance at 1 January 2022	1,015,293	896,047	9,015	2,117	7,277	33	7,903	1,937,685
Additions during the period	-	-	-	-	-	-	29,082	29,082
Balance at 30 June 2022	<u>1,015,293</u>	<u>896,047</u>	<u>9,015</u>	<u>2,117</u>	<u>7,277</u>	<u>33</u>	<u>36,985</u>	<u>1,966,767</u>
<b><u>Accumulated depreciation and impairment loss</u></b>								
Balance at 1 January 2022	-	(102,267)	(4,248)	(893)	(4,602)	(8)	-	(112,018)
Depreciation during the period	-	(11,091)	(509)	(112)	(306)	(3)	-	(12,021)
Balance at 30 June 2022	<u>-</u>	<u>(113,358)</u>	<u>(4,757)</u>	<u>(1,005)</u>	<u>(4,908)</u>	<u>(11)</u>	<u>-</u>	<u>(124,039)</u>
<b>Net book value at 30 June 2022 (Unaudited)</b>	<u>1,015,293</u>	<u>782,689</u>	<u>4,258</u>	<u>1,112</u>	<u>2,369</u>	<u>22</u>	<u>36,985</u>	<u>1,842,728</u>
Net book value at 31 December 2021 (Audited)	<u>1,015,293</u>	<u>793,780</u>	<u>4,767</u>	<u>1,224</u>	<u>2,675</u>	<u>25</u>	<u>7,903</u>	<u>1,825,667</u>

AlAndalus Mall and AlAndalus Mall Hotel are pledged against the Islamic Financing Facility obtained from SNB Bank amounting to SR 650 million (see note 7). The carrying values of AlAndalus Mall and AlAndalus Mall Hotel aggregates to SR 1,352 million as at the reporting date.

In accordance with Article 8 of the Real Estate Investment Traded Funds Instructions issued by CMA, the Fund Manager assesses the Fund's real estate values by appointing two independent evaluators who determined the market values in conformity with the International Valuation Standards Council's International Valuation Standards. However, in accordance with IFRS as endorsed in the Kingdom of Saudi Arabia, investment in real estate properties are carried at cost less accumulated depreciation which is an allowed treatment under IFRS.

\* The construction in progress relates to construction works at AlAndalus mall. This includes capitalized borrowing cost amounted to SR 681,000 (2021: SR 1,052,448).

**ALAHLI REIT FUND (1)**

(Managed by SNB Capital Company, formerly NCB Capital Company)

**NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS (UNAUDITED)****For the six-month period ended 30 June 2022**

Expressed in Saudi Riyals '000 (unless otherwise stated)

**6 INVESTMENT PROPERTIES (CONTINUED)****6.3 Market values**

6.3.1 The assumptions used in determining the fair values of the investment properties are as follows:

Description	Valuation approach	Key assumptions	Market Value	
			As at 30 June 2022	As at 31 December 2021
<b>Evaluator: ValuStrat</b>				
AlAndalus Mall	Discounted cash flows	Discount rate: 11% Exit yield rate: 8.50%	<b>1,331,000</b>	1,175,000
AlAndalus Mall Hotel	Discounted cash flows	Discount rate: 11.5% Exit yield rate: 9%	<b>153,000</b>	149,000
Salama Tower	Discounted cash flows	Discount rate: 10.5% Exit yield rate: 8.5%	<b>250,000</b>	258,400
Qbic Plaza	Discounted cash flows	Discount rate: 11% Exit yield rate: 8.5%	<b>258,000</b>	259,000
			<b><u>1,992,000</u></b>	<b><u>1,841,400</u></b>
<b>Evaluator: Knight Frank</b>				
AlAndalus Mall	Discounted cash flows	Discount rate: 10.75% Exit yield rate: 8.75%	<b>1,372,405</b>	1,227,975
AlAndalus Mall Hotel	Discounted cash flows	Discount rate: 11.25% Exit yield rate: 9.25%	<b>141,500</b>	148,200
Salama Tower	Discounted cash flows	Discount rate: 10.25% Exit yield rate: 8.25%	<b>246,000</b>	240,000
Qbic Plaza	Discounted cash flows	Discount rate: 10% Exit yield rate: 8%	<b>266,800</b>	251,700
			<b><u>2,026,705</u></b>	<b><u>1,867,875</u></b>

The average fair value measurements of investment properties have been categorized as level 3 fair values based on inputs to the valuation techniques used. The table shows the breakdown as at 30 June 2022 and 31 December 2021:

Average fair value measurement at 30 June 2022			
	Using quoted prices from active markets for identical assets (level 1)	Other observable key inputs (level 2)	Other unobservable key inputs (level 3)
Investment properties	-	-	<b>2,009,353</b>
Average fair value measurement at 31 December 2021			
	Using quoted prices from active markets for identical assets (level 1)	Other observable key inputs (level 2)	Other unobservable key inputs (level 3)
Investment properties	-	-	1,854,638

**ALAHLI REIT FUND (1)**

(Managed by SNB Capital Company, formerly NCB Capital Company)

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**7 BORROWINGS**

	<b>30 June</b>	31 December
	<b>2022</b>	<b>2021</b>
	<b>(Unaudited)</b>	(Audited)
Opening balance	<b>558,728</b>	514,995
Financing facility utilized during the period/ year	-	42,678
Amortization of loan arrangement fee	<b>348</b>	1,055
Closing balance	<b><u>559,076</u></b>	<u>558,728</u>

On 7 November 2018, the Fund signed an agreement of Islamic financing facility of SAR 650 million from Saudi National Bank (SNB) (formerly known as NCB). The Fund transferred the title deed of properties, Al Andalus Mall and Al Andalus Mall Hotel, in favour of Real Estate Development Company for Management and Ownership, a fully owned subsidiary of the SNB as a security against the Islamic financing facility.

The tenor of Islamic financing facility is 15 years. The Islamic financing facility provides 5 years grace period during which only profit payments are to be made. Following the grace period, the principal amount shall be repaid over 10 years on a quarterly basis. The Islamic financing facility carries commission rate of SAIBOR plus 1.5% per annum.

**8 ZAKAT**

Zakat provision movement is as follows:

	<b>30 June</b>	31 December
	<b>2022</b>	<b>2021</b>
	<b>(Unaudited)</b>	(Audited)
Opening balance	<b>2,230</b>	1,159
Charge for the period/ year	<b>1,000</b>	1,500
Payments made during the period/ year	<b>(2,076)</b>	(429)
Closing balance	<b><u>1,154</u></b>	<u>2,230</u>

*Zakat assessment status*

The Fund has filed its Zakat returns with the Zakat, Tax and Customs Authority for the years up till 2021. However, final assessments are yet to be finalized.

**9 RELATED PARTY TRANSACTIONS AND BALANCES**

The related parties of the Fund comprise of the following and the Fund transacts with these parties in its ordinary course of business:

<b><u>Name of entity</u></b>	<b><u>Relationship</u></b>
SNB Capital Company, formerly NCB Capital Company	Fund Manager and Unitholder
Saudi National Bank (SNB)	Shareholder of the Fund Manager
AlAndalus Property Company (APC)	Unitholder & Mall Operator

*Fund management fee*

The Fund pays the Fund Manager a management fee of 1% per annum of the Fund's total assets (based on the last valuation) less the Fund's current liabilities. The management fee is payable in arrears on a semi-annual basis.

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**9 RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)***Agency fee and property management fee*

The Fund via a master transfer agreement dated 25 December 2017 appointed APC as the "Property Agent". Under the agreement, APC is appointed to exercise, perform and discharge all rights and obligations as an agent of AlAndalus Mall and AlAndalus Mall Hotel. The Fund pays a fixed amount of SR 500,000 per annum to APC for the aforementioned agency services.

APC also manages the AlAndalus Mall for which it charges a management fee to the Fund.

In addition to transactions disclosed elsewhere in these condensed interim financial statements, the Fund entered into the following transactions with related parties in the ordinary course of business. These transactions were carried out on the basis of approved terms and conditions of the Fund. All related party transactions were approved by the Fund Board.

<u>Related party</u>	<u>Nature of transactions</u>	<u>2022</u> <u>(Unaudited)</u>	<u>2021</u> <u>(Unaudited)</u>
AlAndalus Property Company	Rent collected on behalf of the Fund	783	3,409
	Payments made to APC	28,972	-
	Parking and Development fee	32,110	-
	Miscellaneous expenses	85	-
	Management fee charged	4,815	3,558
	Agency fees charged	288	287
SNB Capital Company, formerly NCB Capital Company	Management fees charged	10,143	9,585
	Payments made by the Fund	-	8,498
Saudi National Bank	Service fees charged	7	14
	Payments made	7	14

The significant transactions with Key management personnel are:

<u>Key management personnel</u>	<u>Nature of transactions</u>	<u>2022</u> <u>(Unaudited)</u>	<u>2021</u> <u>(Unaudited)</u>
Key management personnel	Board fee	50	50

The above-mentioned transactions give rise to the following amounts due to related parties at the balance sheet date:

*Due to related parties*

<u>Related party</u>	<u>30 June</u> <u>2022</u> <u>(Unaudited)</u>	<u>31 December</u> <u>2021</u> <u>(Audited)</u>
SNB Capital, formerly NCB Capital Company	29,230	19,087
AlAndalus Property Company	8,810	1,267
	<u>38,040</u>	<u>20,354</u>

**ALAHLI REIT FUND (1)**

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**NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS (UNAUDITED)****For the six-month period ended 30 June 2022**

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**10 SEGMENT REPORTING**

The Fund's activities include number of segments as follows:

Retail Segment: This includes AlAndalus Mall.

Hospitality Segment: This includes AlAndalus Mall Hotel.

Office Segment: This includes Salama Tower and Qbic Plaza.

The summary of the financial position and financial performance of these segments is as below:

<b><u>For the period ended</u></b>	<b>30 June 2022 (Unaudited)</b>				<b>30 June 2021 (Unaudited)</b>			
	<b><u>Mall</u></b>	<b><u>Hotel</u></b>	<b><u>Office</u></b>	<b><u>Total</u></b>	<b><u>Mall</u></b>	<b><u>Hotel</u></b>	<b><u>Office</u></b>	<b><u>Total</u></b>
* Revenue from properties	62,985	7,122	22,506	92,613	61,491	4,521	22,506	88,518
Operational expenses	(13,320)	(7,040)	(216)	(20,576)	(12,571)	(5,015)	(292)	(17,878)
Depreciation	(5,303)	(2,291)	(4,427)	(12,021)	(5,338)	(2,548)	(4,427)	(12,313)
Impairment loss on receivables against operating leases	(2,000)	-	-	(2,000)	(2,000)	-	-	(2,000)

<b><u>As of</u></b>	<b>30 June 2022 (Unaudited)</b>					<b>31 December 2021 (Audited)</b>				
	<b><u>Mall</u></b>	<b><u>Hotel</u></b>	<b><u>Office</u></b>	<b><u>Fund</u></b>	<b><u>Total</u></b>	<b><u>Mall</u></b>	<b><u>Hotel</u></b>	<b><u>Office</u></b>	<b><u>Fund</u></b>	<b><u>Total</u></b>
Total assets	<b><u>1,276,543</u></b>	<b><u>148,419</u></b>	<b><u>525,474</u></b>	<b><u>3,932</u></b>	<b><u>1,954,368</u></b>	<b><u>1,232,631</u></b>	<b><u>155,175</u></b>	<b><u>505,163</u></b>	<b><u>43,782</u></b>	<b><u>1,936,751</u></b>
Total liabilities	<b><u>98,625</u></b>	<b><u>2,345</u></b>	<b><u>529,620</u></b>	<b><u>31,003</u></b>	<b><u>661,593</u></b>	<b><u>94,381</u></b>	<b><u>2,097</u></b>	<b><u>515,309</u></b>	<b><u>21,887</u></b>	<b><u>633,674</u></b>

\* Fund's revenue is generated from activities within KSA.



**ALAHLI REIT FUND (1)**

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**11 EFFECT ON NET ASSETS PER UNIT IF INVESTMENT PROPERTIES ARE FAIR VALUED**

	<b>30 June 2022 (Unaudited)</b>	31 December 2021 (Audited)
Fair value of investment properties	<b>2,009,353</b>	1,854,638
Less: Carrying value of investment properties	<b>(1,842,728)</b>	(1,825,667)
Increase in net assets	<b>166,625</b>	28,971
Units in issue in thousands (number)	<b>137,500</b>	137,500
Additional net assets per unit based on fair value	<b>1.21</b>	0.21
Net assets attributable to unitholders before fair value adjustment	<b>1,292,775</b>	1,303,077
Increase in net assets	<b>166,625</b>	28,971
Net assets attributable to unitholders after fair value adjustment	<b>1,459,400</b>	1,332,048
<b><u>Net Assets Attributable to each unit</u></b>		
Net assets per unit (SAR) before fair value adjustment	<b>9.40</b>	9.48
Increase in net assets per unit (SAR) based on fair value	<b>1.21</b>	0.21
Net assets attributable to unitholders after fair value adjustment	<b>10.61</b>	9.69

**12 DIVIDEND DISTRIBUTION**

On 9 February 2022, the Fund Board approved to pay a dividend of SR 48.125 million (i.e. SR 0.325 per unit) to the Fund's unitholders for the period from 1 July 2021 to 31 December 2021. The dividend has been paid during the six months period ended 30 June 2022.

**13 FINANCIAL RISK MANAGEMENT****Financial risk factors**

The Fund is subject to various financial risks due to its activities including: Market risk (including currency risk, fair value and cash flows of commission rate risk), credit risk and liquidity risk. The Fund's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the financial performance of the Fund.

Fund manager is responsible for risk management. Financial instruments carried on the statement of financial position include cash and cash equivalents, investment at fair value through profit or loss, receivables from operating leases, certain other current assets, long-term debt, due to related parties, trade payables, accrued expenses and other current liabilities. The particular recognition methods adopted are disclosed in the individual policy statements associated with each item. A financial asset and liability is offset and net amount is reported in the financial statements, when the Fund has a legally enforceable right to set off the recognized amount and intends either to settle on a net basis, or to realize the asset and liability simultaneously.

## ALAHLI REIT FUND (1)

(Managed by SNB Capital Company, formerly NCB Capital Company)

### NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

For the six-month period ended 30 June 2022

Expressed in Saudi Riyals '000 (unless otherwise stated)

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#### 13 FINANCIAL RISK MANAGEMENT (CONTINUED)

##### a. Market risk

Market risk is the risk that changes in market prices such as foreign exchange rates, profit rates and equity prices will affect the Fund's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

##### b. Currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. The Fund's transactions are principally in Saudi Riyals and hence the Fund is not exposed to any significant current risk.

##### c. Commission rate risk

Commission rate risks are the exposures to various risks associated with the effect of fluctuations in the prevailing commission rates on the Fund's financial positions and cash flow.

The Fund's commission rate risks arise mainly from its borrowings and short-term deposits, which are at fixed rate of interest and are not subject to re-pricing on a regular basis.

##### d. Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Fund is exposed to credit risk in respect of its receivables from lessees under operating leases, investment at fair value through profit or loss, cash and cash equivalents, due from related parties and certain other debit balances.

The carrying amounts of financial assets represents the maximum credit exposure on these assets.

Credit risk on receivables and bank balances is limited as:

- Cash balances are held with local banks having sound credit ratings;
- Financial position of related parties is stable.

The Fund has receivables from lessees against operation leases in the Kingdom of Saudi Arabia. The Fund manages credit risk with respect to receivables from customers by monitoring in accordance with defined policies and procedures. The Fund seeks to limit its credit risk with respect to customers by setting credit limits for individual customers and by monitoring outstanding receivables on an ongoing basis. The receivable balances are monitored with the objective that the Fund's exposure to bad debts is not significant.

##### e. Liquidity risk

Liquidity risk is the risk that the Fund will encounter difficulty in raising funds to meet commitments associated with financial instruments. Liquidity risk may result from an inability to sell a financial asset quickly at an amount close to its fair value. Liquidity risk is managed by monitoring on a regular basis that sufficient funds are available through committed credit facilities to meet any future commitments.

The Fund's objective is to maintain a balance between continuity of funding and flexibility using bank overdrafts and bank loans.

**ALAHLI REIT FUND (1)**

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**NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS (UNAUDITED)****For the six-month period ended 30 June 2022**

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**14 FAIR VALUE**

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 and at prevailing market conditions regardless if the price is directly identified or estimated using other valuation technique.

All assets and liabilities whether measured at fair value or their fair values are disclosed in the financial statements in accordance with the hierarchical levels of fair value measurements as stated below are classified into the lowest level of measuring input which is considered significant for measuring the fair value as a whole.

**Level 1:** Declared (unadjusted) and quoted market prices in active markets for identical assets or liabilities.

**Level 2:** Inputs that are directly or indirectly observable or tracked for an asset or a liability other than declared prices mentioned in level 1.

**Level 3:** Inputs that are unobservable or not tracked for an asset or a liability.

**Fair values of financial instruments**

The Fund is exposed to risks as a result of using financial instruments. The following explains the Fund's objectives, policies and operations to manage these risks and methods used to measure them in addition to quantitative information related to these risks in the accompanying financial statements.

There were no significant changes that may expose the Fund to financial instrument risks through its objectives, policies and operations to manage these risks and methods used that are different from what have been used in prior years unless otherwise indicated.

- The Fund's management considers the fair value for lessees' receivables, balances of related parties, accruals and other payables approximate to their carrying values because of the short terms nature of the financial instruments.
- The Fund's management estimated the fair value for long-term debt, which are classified as level 3, to be approximate to their carrying value.
- There were no transfers between level 1, 2 or 3 during the reporting period.

Financial instruments are exposed to change in value risk as a result of changes in commission rates of the financial assets and liabilities with variable commission. Actual commission rate and period of re-pricing or maturity of financial assets and liabilities were mentioned in the related notes.

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	<b>Carrying amount</b>	<b>Fair value</b>		
		<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
<b><u>30 June 2022</u></b>				
Financial instruments- FVTPL	-	-	-	-
<b><u>31 December 2021</u></b>				
Financial instruments- FVTPL	<b>40,031</b>	-	<b>40,031</b>	-

**ALAHLI REIT FUND (1)**

(Managed by SNB Capital Company, formerly NCB Capital Company)

**NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS (UNAUDITED)**

**For the six-month period ended 30 June 2022**

Expressed in Saudi Riyals '000 (unless otherwise stated)

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**15 SUBSEQUENT EVENT**

On 20 July 2022, the Fund Board approved the distribution of cash dividend of SR 48.125 million (SR 0.35 per unit) to the Fund's unitholders for the six months period ended 30 June 2022.

**16 LAST VALUATION DAY**

The last valuation day for the period was 30 June 2022.

**17 APPROVAL OF THE CONDENSED INTERIM FINANCIAL STATEMENTS**

These condensed interim financial statements were approved by the Fund's Board on 27 Muharram 1444H (corresponding to 24 August 2022).