SAB Invest Saudi Construction & Cement Companies Equity Fund (Managed by SAB Invest)

UNAUDITED INTERIM CONDENSED FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REVIEW REPORT

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2024



Ernst & Young Professional Services (Professional LLC)
Paid-up capital (SR 5,500,000 -Five million five hundred thousand Saudi Riyal)
Head Office
Al Faisaliah Office Tower, 14th Floor

King Fahad Road P.O. Box 2732 Riyadh 11461 Kingdom of Saudi Arabia C.R. No. 1010383821

Tel: +966 11 215 9898 +966 11 273 4740 Fax: +966 11 273 4730

ey.ksa@sa.ey.com ey.com/mena

INDEPENDENT AUDITOR'S REVIEW REPORT ON THE INTERIM CONDENSED FINANCIAL STATEMENTS TO THE UNITHOLDERS OF SAB INVEST SAUDI CONSTRUCTION & CEMENT COMPANIES EQUITY FUND (MANAGED BY SAB INVEST)

Introduction:

We have reviewed the accompanying interim condensed statement of financial position of SAB Invest Saudi Construction & Cement Companies Equity Fund (the "Fund") managed by SAB Invest (the "Fund Manager") as at 30 June 2024, and the related interim condensed statement of comprehensive income for the six-month period ended 30 June 2024, and the related interim condensed statement of changes in equity attributable to the unitholders and cash flows for the six-month period then ended, and explanatory notes. The Fund Manager is responsible for the preparation and presentation of these interim condensed financial statements in accordance with International Accounting Standard 34, "Interim Financial Reporting" ("IAS 34") as endorsed in the Kingdom of Saudi Arabia. Our responsibility is to express a conclusion on these interim condensed financial statements based on our review.

Scope of Review:

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" as endorsed in the Kingdom of Saudi Arabia. A review of interim financial statement 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 interim condensed financial statements are not prepared, in all material respects, in accordance with IAS 34 as endorsed in the Kingdom of Saudi Arabia.

For Ernst & Young Professional Services

Fahad M. Al-Toaimi Certified Public Accountant License No. 354

Riyadh: 7 Safar 1446H (11 August 2024)



Interim condensed statement of financial position As at 30 June 2024

		30 June 2024 (Unaudited)	31 December 2023 (Audited)
	Notes	SR	SR
ASSETS			
Cash and cash equivalents		481,779	2,850,821
Financial assets at fair value through profit or loss ("FVTPL")	4	48,360,611	42,195,727
Receivable against securities sold		-	734,690
Dividend receivable		39,054	22.055
Receivables and advances		22,562	23,955
TOTAL ASSETS		48,904,006	45,805,193
LIABILITIES			
Payable against securities purchased		-	3,054,303
Management fee payable	5	80,239	72,049
Accrued expenses and other payables		132,056	119,067
TOTAL LIABILITIES		212,295	3,245,419
EQUITY			
Net assets attributable to unitholders of redeemable units		48,691,711	42,559,774
TOTAL LIABILITIES AND EQUITY		48,904,006	45,805,198
Redeemable units in issue		6,004,059	5,884,516
Net asset value attributable to each per unit		8.11	7.23
F			

Interim condensed statement of comprehensive income (unaudited) For the six-month period ended 30 June 2024

		2024	2023
	Notes	SR	SR
INCOME			
Net realized loss on financial assets at FVTPL		(5,297,933)	_
Net unrealized gain / (loss) on financial assets at FVTPL		10,572,531	7,915,246
Dividend income		526,616	1,086,779
Other income			128
TOTAL INCOME / (LOSS)		5,801,214	9,002,153
EXPENSES			
Management fees	5	438,526	450,062
Other expenses		138,911	68,169
TOTAL EXPENSES		577,437	518,231
NET INCOME / (LOSS) FOR THE PERIOD		5,223,777	8,483,922
Other comprehensive income for the period			
TOTAL COMPREHENSIVE INCOME / (LOSS) FOR THE			
PERIOD		5,223,777	8,483,922

Interim condensed statement of changes in equity attributable to the unitholders (unaudited) For the six-month period ended 30 June 2024

2024	2023 SR				
42,559,774	41,487,535				
5,223,777	8,483,922				
5,223,777	8,483,922				
4,001,193 (3,093,033)	4,107,360 (4,623,695)				
908,160	(516,335)				
48,691,711	49,455,122				
<u>Units</u>	<u>Units</u>				
Transactions in redeemable units during the period are summarised as follows:					
5,884,516	6,287,057				
533,245 (413,702)	592,476 (622,833)				
119,543	(30,358)				
6,004,059	6,256,699				
	SR 42,559,774 5,223,777 5,223,777 4,001,193 (3,093,033) 908,160 48,691,711 Units Units 5,884,516 533,245 (413,702) 119,543				

Interim condensed statement of cash flows (unaudited)

For the six-month period ended 30 June 2024

	2024 SR	2023 SR
Operating activities Net income / (loss) for the period	5,223,777	8,483,922
Adjustments to reconcile net income / (loss) to net cash flows from operating activities:	(10.572.521)	
Movement in unrealised (gain) / loss on financial assets at FVTPL Dividend income	(10,572,531) (526,616)	(1,086,779)
Operating income before changes in working capital Working capital adjustments:	(5,875,370)	7,397,143
Receivable against securities sold	734,690	-
Financial assets at FVTPL	4,407,647	-
Receivable and advances	1,393	(26,294)
Management fee payable	8,190	7,070
Payable against securities purchased	(3,054,303)	-
Accrued expenses and other payables	12,989	(36,204)
Cash flows used in operations	(3,764,764)	7,341,712
Dividends received	487,562	1,086,779
Net cash flows (used in) / generated from operating activities	(3,277,202)	8,428,491
Financing activities		
Proceeds from issuance of units	4,001,193	4,107,360
Payment on redemption of units	(3,093,033)	(4,623,695)
Net cash flows generated from / (used in) financing activities	908,160	(516,335)
Net decrease in cash and cash equivalents	(2,369,042)	7,912,156
Cash and cash equivalents at the beginning of the period	2,850,821	3,853,738
Cash and cash equivalents at the end of the period	481,779	11,765,894

Notes to unaudited interim condensed financial statements At 30 June 2024

1. INCORPORATION AND ACTIVITIES

SAB Invest Saudi Construction and Cement Companies Equity Fund (the "Fund") is an investment fund established through an agreement between SAB Invest (the "Fund Manager") and investors (the "Unitholders"). The address of the Fund Manager is as follows:

SAB Invest, Head Office SAB Tower 7383 King Fahad Branch Rd (Al-Yasmeen District) Riyadh 13325 Kingdom of Saudi Arabia

The objective of the Fund is to achieve long term capital appreciation, through investing in Shariah-compliant construction and cement Saudi equities.

The Fund is managed by the Fund Manager who also acts as the administrator of the Fund. Al Bilad Capital is the custodian of the Fund. All income is reinvested in the Fund and is reflected in the unit price.

.2. REGULATING AUTHORITY

The Fund is governed by the Investment Fund Regulations (the "Regulations") detailing requirements for all investments funds operating within the Kingdom of Saudi Arabia and published by the Capital Market Authority (the "CMA") on 3 Dhul Hijja 1427H (corresponding to 24 December 2006). The Regulations were further Amended by Resolution of the Board of the Capital Market Authority Number 2-22-2021 Dated 12 Rajab 1442H. Corresponding to 24 February 2021G (the "Amended Regulations"). The amended regulations are effective from 19 Ramadan 1442, corresponding to 1 May 2021).

3. BASIS OF PREPARATION AND CHANGES TO MATERIAL ACCOUNTING POLICIES

3.1. Statement of compliance

These unaudited interim condensed financial statements for the six-month period ended 30 June 2024 have been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting" ("IAS 34") as endorsed in the Kingdom of Saudi Arabia.

3.2. Basis of preparation

The unaudited interim condensed financial statements do not include all the information and disclosures required in the annual financial statements and should be read in conjunction with the Fund's annual financial statements as at 31 December 2023.

The unaudited interim condensed financial statements have been prepared on a historical cost basis, using the accrual basis of accounting except for financial assets held at FVTPL that are measured at fair value. These unaudited interim condensed financial statements are presented in Saudi Arabian Riyals ("SR"), which is the Fund's functional currency. All financial information presented has been rounded to the nearest SR.

Notes to unaudited interim condensed financial statements (continued) At 30 June 2024

3. BASIS OF PREPARATION AND CHANGES TO MATERIAL ACCOUNTING POLICIES (continued)

3.3 New standards and amendments to standards

3.3.1 New standards and amendments adopted by the Fund

The accounting policies adopted in the preparation of the interim condensed financial statements are consistent with those followed in the Fund's annual financial statements for the year ended 31 December 2023, except for the adoption of new standards effective as of 1 January 2024. The Fund has not early adopted any standard, interpretation or amendment that has been issued but not yet effective.

The following new and amended IFRSs, which became effective for annual periods beginning on or after 1 January 2024.

Standard, interpretation and amendments	Description	Effective date
Amendment to IFRS 16 – Leases on sale and leaseback	These amendments include requirements for sale and leaseback transactions in IFRS 16 to explain how an entity accounts for a sale and leaseback after the date of the transaction. Sale and leaseback transactions where some or all the lease payments are variable lease payments that do not depend on an index or rate are most likely to be impacted.	Annual periods beginning on or after 1 January 2024
Amendments to IAS 7 and IFRS 7 on Supplier finance arrangements	These amendments require disclosures to enhance the transparency of supplier finance arrangements and their effects on a company's liabilities, cash flows and exposure to liquidity risk. The disclosure requirements are the IASB's response to investors' concerns that some companies' supplier finance arrangements are not sufficiently visible, hindering investors' analysis.	Annual periods beginning on or after 1 January 2024
Amendment to IAS 1 – Non- current liabilities with covenants	These amendments clarify how conditions with which an entity must comply within twelve months after the reporting period affect the classification of a liability. The amendments also aim to improve information an entity provides related to liabilities subject to these conditions.	Annual periods beginning on or after 1 January 2024
IFRS S1, 'General requirements for disclosure of sustainability-related financial information	This standard includes the core framework for the disclosure of material information about sustainability-related risks and opportunities across an entity's value chain.	1 January 2024 subject to endorsement from SOC
IFRS S2, 'Climate-related disclosures'	This is the first thematic standard issued that sets out requirements for entities to disclose information about climate-related risks and opportunities.	1 January 2024 subject to endorsement from SOCPA

Notes to unaudited interim condensed financial statements (continued) At 30 June 2024

3. BASIS OF PREPARATION AND CHANGES TO MATERIAL ACCOUNTING POLICIES (continued)

3.3 New standards and amendments to standards (continued)

3.3.2 Significant standards issued but not yet effective

Standard, interpretation and amendments	Description	Effective date
Amendment to IAS 21 – Lack of exchangeability	IASB amended IAS 21 to add requirements to help in determining whether a currency is exchangeable into another currency, and the spot exchange rate to use when it is not exchangeable. Amendment set out a framework under which the spot exchange rate at the measurement date could be determined using an observable exchange rate without adjustment or another estimation technique.	Annual periods beginning on or after 1 January 2025
Amendments to IFRS 9 and IFRS 7 - Classification and Measurement of Financial Instruments	IASB amended to the requirements related to: setting financial liabilities using an electronic payment system; assessing contractual cash flow characteristics of financial assets including those with environmental, social and governance (ESG)-linked features.	Annual periods beginning on or after 1 January 2026
Amendments to IFRS 10 and IAS 28- Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Partial gain or loss recognition for transactions between an investor and its associate or joint venture only apply to the gain or loss resulting from the sale or contribution of assets that do not constitute a business as defined in IFRS 3 Business Combinations and the gain or loss resulting from the sale or contribution to an associate or a joint venture of assets that constitute a business as defined in IFRS 3 is recognized in full.	Effective date deferred indefinitely.
IFRS 18, Presentation and Disclosure in Financial Statements	IFRS 18 provides guidance on items in statement of profit or loss classified into five categories: operating; investing; financing; income taxes and discontinued operations It defines a subset of measures related to an entity's financial performance as 'management-defined performance measures' ('MPMs'). The totals, subtotals and line items presented in the primary financial statements and items disclosed in the notes need to be described in a way that represents the characteristics of the item. It requires foreign exchange differences to be classified in the same category as the income and expenses from the items that resulted in the foreign exchange differences	Annual periods beginning on or after 1 January 2027
IFRS 19 - Reducing subsidiaries` disclosures	IFRS 19 allows eligible subsidiaries to apply IFRS Accounting Standards with the reduced disclosure requirements of IFRS 19. A subsidiary may choose to apply the new standard in its consolidated, separate or individual financial statements provided that, at the reporting date it does not have public accountability and its parent produces consolidated financial statements under IFRS Accounting Standards.	Annual periods beginning on or after 1 January 2027

Notes to unaudited interim condensed financial statements (continued) At 30 June 2024

4. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS ("FVTPL")

The composition of the investment's portfolio on the last valuation day of the period/year end is summarised below:

	30 June 2024 (Unaudited)				
Investments in equities (by sector)	% of Market value	Cost SR	Market value SR	Unrealised gain/(loss) SR	
Materials Capital Goods Utilities Software & Services	41.3% 39.3% 12.6% 6.8%	17,186,595 17,081,216 4,763,660 3,814,923	19,987,606 18,996,487 6,080,130 3,296,388	2,801,011 1,915,271 1,316,470 (518,535)	
Total	100%	42,846,394	48,360,611	5,514,217	
	31 December 2023 (Audited)				
Investments in equities (by sector)	% of Market Value	Cost SR	Market Value SR	Unrealised Gain / (loss) SR	
Materials Capital goods	84% 16%	41,769,314 5,484,728	35,400,628 6,795,099	(6,368,686) 1,310,371	
Total	100%	47,254,042	42,195,727	(5,058,315)	

The above equity investments are listed on the Saudi Stock Exchange ("Tadawul"). The Fund Manager seeks to limit risk for the Fund by monitoring exposures in each investment sector and individual securities.

5. TRANSACTIONS WITH RELATED PARTIES

Related parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial or operational decisions. In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form.

Related parties of the Fund comprise SAB Invest (being the Fund Manager, the Fund Board and administrator of the Fund), mutual funds managed by the Fund Manager and The Saudi Awwal Bank ("SAB") (being significant shareholder of the Fund Manager).

In the ordinary course of its activities, the Fund transacts business with related parties. Related party transactions are governed by limits set by the regulations issued by CMA. All the related party transactions are undertaken at mutually agreed prices and approved by the Fund Manager. These transactions were carried out on the basis of approved Terms and Conditions of the Fund.

During the period, the Fund entered into the following transactions with related parties in the ordinary course of business.

	Nature of	Amount of transactions		Balance	
Related party	transactions	2024 SR	2023 SR	2024 SR	2023 SR
SAB Invest					
(Fund Manager)	Fund management fee	438,526	450,062	80,239	72,049
	Administration fee	18,057	13,237	4,494	3,689
	Board member fee	8,289	9,917	26,892	18,602

Notes to unaudited interim condensed financial statements (continued) At 30 June 2024

5. TRANSACTIONS WITH RELATED PARTIES (continued)

The Fund pays the Fund Manager a management fee calculated at an annual rate of 1.70% per annum, and administrator fee up to 0.10% calculated on the net asset value at each valuation date.

There are no units in issue as at 30 June 2024 (31 December 2023: Nil units) that are held by the employee or any other funds managed by the fund manager.

6. FAIR VALUE OF FINANCIAL INSTRUMENTS

The Fund has only investments at fair value through profit or loss which is measured at fair values and are classified within level 1 of the fair value hierarchy. All other financial assets and liabilities are classified as amortized cost and management believes that the fair value of all other financial assets and liabilities at the reporting date approximate their carrying values owing to their short-term tenure and the fact that these are readily liquid. There were no transfers between various levels of fair value hierarchy during the current period or prior year.

7. MATURITY ANALYSIS OF ASSETS AND LIABILITIES

The table below shows an analysis of assets and liabilities according to when they are expected to be recovered or settled respectively:

As at 30 June 2024 (Unaudited)	Within 12 months SR	After 12 months SR	No Fixed Maturity SR	Total SR
ASSETS Cash and cash equivalent Financial assets at fair value through profit or	481,779	-	-	481,779
loss (FVTPL)	_	-	48,360,611	48,360,611
Dividend receivable	39,054	-	-	39,054
Receivables and advances	22,562			22,562
TOTAL ASSETS	543,395		48,360,611	48,904,006
LIABILITY				
Management fee payable	80,239	-	-	80,239
Accrued expenses and other payables	132,056	-	-	132,056
TOTAL LIABILITY	212,295		-	212,295
As at 31 December 2023 (Audited)	Within 12 months SR	Within 12 months SR	No Fixed Maturity SR	Total SR
ASSETS				
Cash and cash equivalent Financial assets at fair value through profit or	2,850,821	-	-	2,850,821
loss (FVTPL)	-	-	42,195,727	42,195,727
Receivable against securities sold	734,690			734,690
Receivables and advances	23,955			23,955
TOTAL ASSETS	3,609,466		42,195,727	45,805,193
LIABILITY				
Payable against securities purchased	3,054,303	(=	2-1	3,054,303
Management fee payable	72,049	-	-	72,049
Accrued expenses and other payables	119,067	<u> </u>		119,067
TOTAL LIABILITY	3,245,419	-	-	3,245,419

Notes to unaudited interim condensed financial statements (continued) At 30 June 2024

8. LAST VALUATION DAY

The last valuation day of the period was 30 June 2024 (year ended 31 December 2023: 31 December 2023).

9. EVENTS AFTER THE REPORTING DATE

As of the date of approval of these interim condensed financial statements, there have been no significant subsequent events requiring disclosure to or adjustment in these interim condensed financial statements.

10. APPROVAL OF THE UNAUDITED INTERIM CONDENSED FINANCIAL STATEMENTS

These unaudited interim condensed financial statements were approved by the Fund's management on 7 Safar 1446H (corresponding to 11 August 2024).