(Managed by SAB Invest)

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

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2023



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INDEPENDENT AUDITOR'S REVIEW REPORT ON THE INTERIM CONDENSED FINANCIAL STATEMENTS TO THE UNITHOLDERS OF SAB INVEST GCC EQUITY INCOME FUND (MANAGED BY SAB INVEST)

Introduction

We have reviewed the accompanying interim condensed statement of financial position of SAB Invest GCC Equity Income Fund (formerly known as Alawwal Invest GCC Equity Income Fund) (the "Fund") managed by SAB Invest (formerly known as Alawwal Invest) (the "Fund Manager") as at 30 June 2023, and the related interim condensed statement of comprehensive income, 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" endorsed in the Kingdom of Saudi Arabia. A review of interim financial statements 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

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

Riyadh: 22 Muharram 1445H (9 August 2023)



Interim condensed statement of financial position As at 30 June 2023

	Notes	30 June 2023 (Unaudited) SR	31 December 2022 (Audited) SR
ASSETS Cash and cash equivalents Financial assets at fair value through profit or loss ("FVTPL") Receivables against sold securities Receivable and advances	4	5,651,633 144,248,695 62,280	9,805,245 114,311,253 660,428 42,721
TOTAL ASSETS		149,962,608	124,819,647
LIABILITIES Management fee payable Accrued expenses and other payables TOTAL LIABILITIES	5	232,610 969,363 1,201,973	268,740 387,901 656,641
EQUITY Net assets attributable to unitholders of redeemable units		148,760,635	124,163,006
TOTAL LIABILITIES AND EQUITY		149,962,608	124,819,647
Redeemable units in issue		9,348,831	9,368,826
Net asset value attributable to each per unit		15.91	13.25

Interim condensed statement of comprehensive income (unaudited) For the six-month period ended 30 June 2023

	Note	30 June 2023 SR	30 June 2022 SR
INCOME Net movement in unrealised gain on financial assets at FVTPL Net realised gain on disposal of financial assets at FVTPL Dividend income Net exchange loss		22,343,770 3,152,788 3,908,203 (124,807)	3,520,120 7,927,562 2,481,253 (103,826)
TOTAL INCOME		29,279,954	13,825,109
EXPENSES Management fees Other expenses	5	1,280,832 5,930	1,340,089 6,446
TOTAL EXPENSES		1,286,762	1,346,535
NET INCOME FOR THE PERIOD		27,993,192	12,478,574
OTHER COMPREHENSIVE INCOME FOR THE PERIOD		-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		27,993,192	12,478,574

Interim condensed statement of changes in equity attributable to the unitholders (unaudited) For the six-month period ended 30 June 2023

	2023 SR	2022 SR
EQUITY AT THE BEGINNING OF THE PERIOD	124,163,006	126,959,542
Net income for the period Other comprehensive income for the period	27,993,192	12,478,574
Total comprehensive income for the period	27,993,192	12,478,574
Issue of units during the period Redemption of units during the period Dividend distributed Net changes from unit transactions	5,552,978 (5,795,032) (3,153,509) (3,395,563)	3,653,235 (10,619,529) (2,878,147) (9,844,441)
EQUITY AT THE END OF THE PERIOD	148,760,635	129,593,675
REDEEMABLE UNIT TRANSACTIONS	<u>Units</u>	<u>Units</u>
Transactions in redeemable units during the period are summarised as follo	ws:	
UNITS AT THE BEGINNING OF THE PERIOD	9,368,826	9,860,728
Issue of units during the period Redemption of units during the period	386,268 (406,263)	253,748 (742,945)
Net changes in units	(19,995)	(489,197)
UNITS AT THE END OF THE PERIOD	9,348,831	9,371,531

Interim condensed statement of cash flows (unaudited) For the six-month period ended 30 June 2023

	2023 SR	2022 SR
OPERATING ACTIVITIES Net income for the period	27,993,192	12,478,574
Adjustments to reconcile net income to net cash flows from operating activities:	, ,	
Net movement in unrealised gain on financial assets at FVTPL	(22,343,770)	(3,520,120)
Operating income before changes in working capital Working capital adjustments:	5,649,422	8,958,454
Financial assets at FVTPL Receivables from sold securities	(7,593,672) 660,428	(6,253,370) 17,406,469
receivables and advances Advances for IPO subscription and other receivables Management fee payable	(19,559) - (36,130)	1,474,750
Accrued expenses and other payables Payable against purchased securities	(222,091)	(13,264) 15,022 (13,842,219)
Net cash flows (used in) / from operating activities	(1,561,602)	7,745,842
FINANCING ACTIVITIES		
Proceeds from issuance of units	5,552,978	3,653,235
Payment on redemption of units	(4,991,479)	(10,619,529)
Payment of dividends	(3,153,509)	(2,878,147)
Net cash flows used in financing activities	(2,592,010)	(9,844,441)
DECREASE IN CASH AND CASH EQUIVALENTS	(4,153,612)	(2,098,599)
Cash and cash equivalents at the beginning of the period	9,805,245	10,450,906
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	5,651,633	8,352,307

Notes to the unaudited interim condensed financial statements (continued) At 30 June 2023

1. INCORPORATION AND ACTIVITIES

SAB Invest GCC Equity Income Fund (formerly known as Alawwal Invest GCC Equity Income Fund) (the "Fund") is an open-ended investment fund created by an agreement between SAB Invest (formerly known as Alawwal Invest) (the "Fund Manager") and investors (the "Unitholders") in the Fund. The address of the Fund Manager is as follows:

SAB Invest, Head Office SAB Invest Building 7267 Olaya Street (Al-Murooj District) Riyadh 12283-2255 Kingdom of Saudi Arabia

The Fund seeks to achieve long-term capital appreciation and income by investing in Shariah-compliant equities listed on the GCC stock markets that offer sustainable dividend yields and / or the potential for dividend growth over the long term. The fund invests in accordance with Shariah screening criteria, approved by the Shariah supervisory committee.

The Fund is managed by the Fund Manager. Albilad Capital is the custodian of the Fund. The fund pays semi-annual dividends according to the terms and conditions.

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 Rajab1442H. 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 ACCOUNTING POLICIES

3.1. Basis of preparation

These unaudited interim condensed financial statements for the six-month period ended 30 June 2023 have been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting" ("IAS 34") as endorsed in the kingdom of Saudi Arabia.

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 2022. In addition, result for the six-month period ended 30 June 2023 are not necessarily indicative of the results that may be expected for the financial year ending 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 the unaudited interim condensed financial statements (continued) At 30 June 2023

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

3.2. New standards and amendments to standards

3.2.1 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 2022, except for the adoption of new standards effective as of 1 January 2023. 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 2023, have been adopted in these financial statements.

Standard, interpretation and amendments	Description	Effective date
Narrow scope amendments to IAS 1, Practice statement 2 and IAS 8	The amendments aim to improve accounting policy disclosures and to help users of the financial statements to distinguish between changes in accounting estimates and changes in accounting policies.	Annual periods beginning on or after 1 January 2023
IFRS 17, 'Insurance contracts', as amended in December 2021	This standard replaces IFRS 4, which previously permitted a wide variety of practices in accounting for insurance contracts. IFRS 17 fundamentally changes the accounting by all entities that issue insurance contracts and investment contracts with discretionary participation features.	Annual periods beginning on or after 1 January 2023
Amendment to IAS 12- deferred tax related to assets and liabilities arising from a single transaction	These amendments require companies to recognise deferred tax on transactions that, on initial recognition give rise to equal amounts of taxable and deductible temporary differences.	Annual periods beginning on or after 1 January 2023

3.2.2 Significant standards issued but not yet effective

Standard, interpretation and amendments	Description	Effective date
Amendments to IAS 1, Presentation of financial statements', on classification of liabilities	These narrow-scope amendments to IAS 1, 'Presentation of financial statements', clarify that liabilities are classified as either current or noncurrent, depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the reporting date (for example, the receipt of a waiver or a breach of covenant). The amendment also clarifies what IAS 1 means when it refers to the 'settlement' of a liability.	Deferred until accounting periods starting not earlier than 1 January 2024
Amendments to IAS 1, Non- current Liabilities with Covenants	Non-current Liabilities with Covenants amends IAS 1 Presentation of Financial Statements. The amendments improve the information an entity provides when its right to defer settlement of a liability for at least twelve months is subject to compliance with covenants. The amendments also respond to stakeholders' concerns about the classification of such a liability as current or non-current.	Annual periods beginning on or after 1 January 2024
Amendments to IFRS 10 and IAS 28	Sale or contribution of Assets between an Investor and its Associate or Joint Ventures	Available for optional adoption/effective date deferred indefinitely
Amendment to IFRS 16, Lease Liability in a Sale and Leaseback	Lease Liability in a Sale and Leaseback amends IFRS 16 by adding subsequent measurement requirements for sale and leaseback transactions.	Annual periods beginning on or after 1 January 2024

Notes to the unaudited interim condensed financial statements (continued) At 30 June 2023

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 2023 (Unaudited)				
	% of Market	Cost	Market value	Unrealised gain/(loss),	
	value	SR	SR	net	
				SR	
Investments in equities (by sector)					
Transportation	13.42%	10,651,772	13,986,108	3,334,336	
Consumer Services	11.30%	9,136,624	11,777,904	2,641,280	
Banks	8.94%	9,334,374	9,317,282	(17,092)	
Capital Goods	7.54%	6,012,155	7,857,204	1,845,049	
Software & Services	7.15%	1,638,528	7,450,182	5,811,654	
Food & Staples Retailing	7.03%	6,944,199	7,321,291	377,092	
Media and Entertainment	6.69%	4,184,592	6,967,632	2,783,040	
Utilities	6.62%	4,637,157	6,900,941	2,263,784	
Telecommunication Services	6.07%	5,459,495	6,324,141	864,646	
Health Care Equipment & Services	5.75%	4,566,630	5,995,589	1,428,959	
Retailing	4.91%	5,198,712	5,110,695	(88,017)	
Commercial & Professional Services	4.49%	4,086,493	4,681,539	595,046	
Real Estate Management &					
Development	4.48%	4,304,908	4,672,212	367,304	
Pharma, Biotech & Life Science	3.32%	2,316,960	3,456,132	1,139,172	
Food & Beverages	2.29%	2,026,440	2,381,067	354,627	
Total	100.00%	80,499,039	104,199,919	23,700,880	

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.

Investments (by country)	Cost SR	Market value SR	Unrealised gain / (loss) SR
Kingdom of Saudi Arabia	80,499,039	104,199,919	23,700,880
United Arab Emirates	15,938,694	18,164,372	2,225,678
State of Kuwait	12,953,259	14,938,754	1,985,495
Oman	4,044,662	3,919,515	(125,147)
Qatar	3,497,414	3,026,135	(471,279)
Total	116,933,068	144,248,695	27,315,627

Notes to the unaudited interim condensed financial statements (continued) At 30 June 2023

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

	31 December 2022 (Audited)				
	% of			Unrealised	
	Market	Cost	Market value	gain / (loss),	
	value	SR	SR	net	
				SR	
Investments in equities (by sector)					
Materials	26.46%	22,345,257	18,401,350	(3,943,907)	
Software & Services	12.42%	4,241,309	8,635,007	4,393,698	
Food & Staples Retailing	9.47%	6,000,400	6,582,400	582,000	
REITs	8.84%	7,112,007	6,144,729	(967,278)	
Energy	8.65%	5,882,874	6,017,948	135,074	
Banks	7.35%	3,793,724	5,113,865	1,320,141	
Telecommunication Services	5.92%	4,387,119	4,119,696	(267,423)	
Consumer Services	4.70%	2,738,034	3,264,715	526,681	
Retailing	3.82%	3,250,490	2,653,638	(596,852)	
Utilities	3.47%	2,365,688	2,411,973	46,285	
Transportation	3.19%	2,177,913	2,218,626	40,713	
Real Estate Management & Development	3.07%	2,130,619	2,137,909	7,290	
Media and Entertainment	2.64%	1,802,160	1,838,153	35,993	
Total	100.00%	68,227,594	69,540,009	1,312,415	
		Cost	Market value	 Unrealised	
		SR	SR	gain / (loss),	
		JK	JK	net	
				SR	
Investments (by country)				SK	
Kingdom of Saudi Arabia		68,227,594	69,540,009	1,312,415	
United Arab Emirates		32,770,808	36,985,128	4,214,320	
State of Kuwait		4,714,594	4,852,399	137,805	
Qatar		3,626,400	2,933,717	(692,683)	
Total		109,339,396	114,311,253	4,971,857	

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 Fund Manager and 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.

Notes to the unaudited interim condensed financial statements (continued) At 30 June 2023

5. TRANSACTIONS WITH RELATED PARTIES (continued)

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

	Matura of	Amount of tr	ansactions	Balance	
Related party	Nature of transactions	2023	2022	2023	2022
	transactions	SR	SR	SR	SR
SAB Invest	Fund management fee				
(Fund Manager)	(including VAT)	1,280,832	1,340,089	232,610	268,740
	Cash and cash				
	equivalents			-	-
0 11 4 170 1					
Saudi Awwal Bank	Cash and cash				
(Parent of Fund Manager)	equivalents			-	240,453

The Fund pays the Fund Manager a management fee calculated at an annual rate of 2.30% per annum calculated on the total asset value at each valuation date. The fee is intended to compensate the Fund Manager for administration of the Fund.

The units in issue at 30 June 2023 include 500 units held by the employees of the Fund Manager (31 December 2022: 500 units).

Board member compensation and other fees such as custodian fee and administration fee during the period has been borne and paid by SAB Invest ("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. These are all classified within level 3 of the fair value hierarchy. 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 2023 (Unaudited)	Within 12 months SR	After 12 months SR	Total SR
ASSETS			
Cash and cash equivalents	5,651,633	-	5,651,633
Financial assets at fair value through profit or loss (FVTPL)	144,248,695	-	144,248,695
Receivable and advances	62,280	-	62,280
TOTAL ASSETS	149,962,608		149,962,608
LIABILITIES			
Management fee payable	232,610	-	232,610
Accrued expenses and other payables	969,363	-	969,363
TOTAL LIABILITIES	1,201,973	-	1,201,973

Notes to the unaudited interim condensed financial statements (continued) At 30 June 2023

7. MATURITY ANALYSIS OF ASSETS AND LIABILITIES (continued)

As at 31 December 2022 (Audited)	Within 12 months SR	After 12 months SR	Total SR
ASSETS			
Cash and cash equivalents	9,805,245	-	9,805,245
Financial assets at fair value through profit or loss (FVTPL)	114,311,253	-	114,311,253
Receivables against sold securities	660,428	-	660,428
Receivable and advances	42,721	-	42,721
TOTAL ASSETS	124,819,647	-	124,819,647
LIABILITIES			
Management fee payable	268,740	-	268,740
Accrued expenses and other payables	387,901	-	387,901
TOTAL LIABILITIES	656,641	-	656,641

8. LAST VALUATION DAY

The last valuation day of the period/year was 30 June 2023 (year ended 31 December 2022: 31 December 2022).

9. EVENTS AFTER THE REPORTING DATE

Subsequent to the reporting date, the Fund Manager has made certain revisions to the Terms and Conditions of the Fund. The latest update was approved by the Capital Market authority (the "CMA") on 24 Dhul Hijja 1444H (corresponding to 12 July 2023).

Further, the Fund Manager announced changes in the board of directors on 5 Muharram 1445H (Corresponding to 23 July 2023).

10. APPROVAL OF THE UNAUDITED INTERIM CONDENSED FINANCIAL STATEMENTS

These unaudited interim condensed financial statements were approved by the Fund's management on 20 Muharram 1445H (corresponding to 7 August 2023).