

**HSBC Saudi Equity Income Fund
(Managed by HSBC Saudi Arabia)**

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

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2021



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INDEPENDENT AUDITOR'S REVIEW REPORT ON THE INTERIM CONDENSED FINANCIAL STATEMENTS TO THE UNITHOLDERS OF HSBC SAUDI EQUITY INCOME FUND (MANAGED BY HSBC SAUDI ARABIA)

Introduction

We have reviewed the accompanying interim condensed statement of financial position of HSBC Saudi equity income fund (the "Fund") managed by HSBC Saudi Arabia (the "Fund Manager") as at 30 June 2021, and the related interim condensed statements of comprehensive income, changes in equity attributable to the unitholders and cash flows for the six-month period ended 30 June 2021, and a summary of significant accounting policies and other explanatory notes. Management 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.

Other matter

The financial statements of the Fund for the year ended 31 December 2020 were audited by another auditor who expressed an unmodified opinion on those financial statements on 8 April 2021. Further, the interim condensed financial statements of the Fund for the six months period ended 30 June 2020 were reviewed by another auditor who expressed an unmodified review conclusion on those interim condensed financial statements on 24 August 2020.

For Ernst & Young


Saad M. Al-Khathlan
Certified Public Accountant
License No. 509

Riyadh: 7 Muharram 1443H
(15 August 2021)



HSBC Saudi Equity Income Fund

Interim condensed statement of financial position

As at 30 June 2021

	<i>Notes</i>	30 June 2021 (Unaudited) SR	31 December 2020 (Audited) SR
ASSETS			
Bank balance		1,411,212	34,827,748
Financial assets at fair value through profit or loss ("FVTPL")	4	273,433,805	221,365,986
Trade settlement		3,584,678	-
Other receivables		40,018	-
TOTAL ASSETS		278,469,713	256,193,734
LIABILITIES			
Management fee payable		105,524	41,173
Accrued expenses and other payables		110,289	371,357
TOTAL LIABILITIES		215,813	412,530
EQUITY			
Net assets attributable to unitholders of redeemable units		278,253,900	255,781,204
TOTAL LIABILITIES AND EQUITY		278,469,713	256,193,734
Redeemable units in issue		2,037,903	2,268,138
Net asset value attributable to each per unit		136.54	112.77

The accompanying notes 1 to 10 form an integral part of these interim condensed financial statements.

HSBC Saudi Equity Income

Interim condensed statement of comprehensive income (unaudited)

For the six-month period ended 30 June 2021

	<i>Note</i>	2021 <i>SR</i>	2020 <i>SR</i>
INCOME			
Net realized gain (loss) on financial assets at FVTPL		18,663,882	(2,891,007)
Net unrealized gain (loss) on financial assets at FVTPL		34,616,093	(19,219,233)
Dividend income		5,754,984	4,541,521
Other income		1,701	-
TOTAL INCOME (LOSS)		59,036,660	(17,568,719)
EXPENSES			
Management fees	5	2,686,984	1,976,905
Other expenses		187,639	159,506
TOTAL EXPENSES		2,874,623	2,136,411
NET INCOME (LOSS) FOR THE PERIOD		56,162,037	(19,705,130)
OTHER COMPREHENSIVE INCOME FOR THE PERIOD		-	-
TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE PERIOD		56,162,037	(19,705,130)

The accompanying notes 1 to 10 form an integral part of these interim condensed financial statements.

HSBC Saudi Equity Income Fund

Interim condensed statement of changes in equity attributable to the unitholders (unaudited)

For the six-month period ended 30 June 2021

	2021 SR	2020 SR
EQUITY AT THE BEGINNING OF THE PERIOD	255,781,204	252,730,372
Net income / (loss) for the period	56,162,037	(19,705,130)
Dividend paid during the period	(3,032,057)	(3,166,923)
Total comprehensive income / (loss) for the period	53,129,979	(22,872,053)
Issue of units during the period	1,931,172	1,085,890
Redemption of units during the period	(32,588,456)	(3,934,155)
Net change	(30,657,284)	(2,848,265)
EQUITY AT THE END OF THE PERIOD	278,253,900	227,010,054
	<u>Units</u>	<u>Units</u>
REDEEMABLE UNIT TRANSACTIONS		
Transactions in redeemable units during the period are summarised as follows:		
UNITS AT THE BEGINNING OF THE PERIOD	2,268,138	2,355,729
Issue of units during the period	15,833	11,316
Redemption of units during the period	(246,068)	(41,328)
Net decrease in units	(230,235)	(30,012)
UNITS AT THE END OF THE PERIOD	2,037,903	2,325,717

The accompanying notes 1 to 10 form an integral part of these interim condensed financial statements.

HSBC Saudi Equity Income Fund

Interim condensed statement of cash flows (unaudited)

For the six-month period ended 30 June 2021

	2021 SR	2020 SR
Operating activities		
Net income / (loss) for the period	56,162,037	(19,705,130)
<i>Adjustments to reconcile net (loss) income to net cash flows from operating activities:</i>		
Movement in unrealised (gain) loss on financial assets at FVTPL	(34,616,093)	19,219,233
	21,545,944	(485,897)
<i>Working capital adjustments:</i>		
(Increase) decrease in financial assets at FVTPL	(17,451,726)	31,942,136
Increase (decrease) in management fee payable	64,351	(19,762)
(Increase) decrease in receivables and advances	(3,624,696)	3,713,167
(Decrease) increase in accrued expenses and other payables	(261,068)	(4,706,047)
Net cash flows from operating activities	272,805	30,443,597
Financing activities		
Proceeds from issuance of units	1,931,172	1,085,890
Payment on redemption of units	(32,588,456)	(3,934,155)
Dividends distributed during the period	(3,032,057)	(3,166,923)
Net cash flows used in financing activities	(33,689,341)	(6,015,188)
Net (decrease) increase in bank balance	(33,416,536)	24,428,409
Bank balance at the beginning of the period	34,827,748	1,332,291
Bank balance at the end of the period	1,411,212	25,760,700

The accompanying notes 1 to 10 form an integral part of these interim condensed financial statements.

HSBC Saudi Equity Income Fund

Notes to unaudited interim condensed financial statements

At 30 June 2021

1. INCORPORATION AND ACTIVITIES

HSBC Saudi Equity Income Fund (the “Fund”) is an investment fund established through an agreement between HSBC Saudi Arabia (the “Fund Manager”) and investors (the “Unitholders”). The address of the Fund Manager is as follows:

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

HSBC Saudi Equity Income Fund (the “Fund”) is an investment fund established through an agreement between HSBC Saudi Arabia (the “Fund Manager”) and investors (the “Unitholders”).

The objective of the Fund is to achieve capital appreciation over the medium to long-term by investing in shariah compliant Saudi equities listed on Tadawul (Saudi Stock Market).

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. The Fund distributes income, subject to the approval of the Fund Board, on a semi-annual basis.

The Fund updated its terms and conditions which were approved by the CMA on 11 Rabi Al-Awwal 1442H (corresponding to 28 October 2020).

2. REGULATING AUTHORITY

The Fund is governed by the Investment Fund Regulations (the “Regulations”) issued by the CMA on 3 Dhul Hijja 1427H (corresponding to 24 December 2006) and effective from 6 Safar 1438H (corresponding to 6 November 2016) by the New Investment Fund Regulations (“Amended Regulations”) published by the CMA on 16 Sha’aban 1437H (corresponding to 23 May 2016) detailing requirements for all funds within the Kingdom of Saudi Arabia. The Regulations were further Amended by Resolution of the Board of the Capital Market Authority Number 2-22-2021 Dated 12/7/1442H. Corresponding to 24/2/2021G.

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 2021 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 2020.

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.

HSBC Saudi Equity Income Fund

Notes to unaudited interim condensed financial statements (continued)

At 30 June 2021

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

3.2 New standards, interpretations and amendments

The accounting policies adopted in the preparation of the interim condensed financial statements are consistent with those followed in the preparation of the Fund's annual financial statements for the year ended 31 December 2020, except for the adoption of new standards effective as of 1 January 2021. The fund has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Several amendments apply for the first time in 2021, but do not have an impact on the interim condensed financial statements of the fund.

Interest Rate Benchmark Reform–Phase 2: Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16

The amendments provide temporary reliefs which address the financial reporting effects when an interbank offered rate (“IBOR”) is replaced with an alternative nearly risk-free interest rate (“RFR”).

The amendments include the following practical expedients:

- A practical expedient to require contractual changes, or changes to cash flows that are directly required by the reform, to be treated as changes to a floating interest rate, equivalent to a movement in a market rate of interest
- Permit changes required by IBOR reform to be made to hedge designations and hedge documentation without the hedging relationship being discontinued
- Provide temporary relief to entities from having to meet the separately identifiable requirement when an RFR instrument is designated as a hedge of a risk component.

These amendments had no impact on the interim condensed financial statements of the Fund.

The Fund intends to use the practical expedients in future periods if they become applicable.

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:

	<i>30 June 2021 (Unaudited)</i>			
	<i>% of Market value</i>	<i>Cost SR</i>	<i>Market value SR</i>	<i>Unrealised gain/ (loss) SR</i>
<u>Investments in equities (by sector)</u>				
Materials	27.7%	51,975,776	75,678,005	23,702,229
Banks	20.6%	23,582,836	56,312,631	32,729,795
Telecommunication services	13.9%	25,241,173	38,064,660	12,823,487
Energy	10.0%	23,629,800	27,225,203	3,595,403
Retailing	5.5%	6,668,880	15,060,461	8,391,581
Transportation	5.4%	9,636,649	14,761,733	5,125,084
Utilities	5.0%	12,032,007	13,687,501	1,655,494
Health care equipment & services	4.9%	4,137,800	13,522,330	9,384,530
Commercial & professional services	3.5%	9,019,890	9,470,286	450,396
Real estate management & development	3.5%	7,393,316	9,650,995	2,257,679
Total	100.0%	173,318,127	273,433,805	100,115,678

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.

HSBC Saudi Equity Income Fund

Notes to unaudited interim condensed financial statements (continued)

At 30 June 2021

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

	31 December 2020 (Audited)			
	% of Market value	Cost SR	Market value SR	Unrealised gain/ (loss), net SR
<i>Investments in equities (by sector)</i>				
Banks	22.4%	31,334,495	49,612,067	18,277,572
Materials	20.7%	26,174,804	45,809,066	19,634,262
Energy	13.9%	29,125,742	30,757,557	1,631,815
Telecommunications services	10.4%	16,397,759	23,119,766	6,722,007
Real estate management & development	7.4%	16,847,337	16,461,457	(385,880)
Retailing	5.9%	6,997,044	12,973,441	5,976,397
Utilities	5.7%	12,623,608	12,671,029	47,421
Food and beverage	5.2%	5,907,721	11,584,825	5,677,104
Health care equipment & services	4.3%	4,341,350	9,464,143	5,122,793
Transportation	4.0%	6,116,541	8,912,635	2,796,094
Total	100.0%	155,866,401	221,365,986	65,499,585

5. TRANSACTIONS WITH RELATED PARTIES

A. Transactions and balances with Fund Manager

In the ordinary course of its activities, the Fund transacts business with related parties. The following are the details of major related party transactions during the period:

Related party	Nature of transactions	Amount of transactions		Balance	
		2021 SR	2020 SR	2021 SR	2020 SR
HSBC Saudi Arabia (Fund Manager)	Fund management fee	2,686,984	1,976,905	105,524	41,173
	Administration fee	79,029	58,144	13,692	12,424
	Board member fee	9,918	9,891	10,247	16,118
Saudi British Bank (Parent of Fund Manager)	Cash at bank			-	71,453

The Fund pays the Fund Manager a management fee calculated at an annual rate of 1.7% per annum calculated on the net asset value at each Valuation Day. The fee is intended to compensate the Fund Manager for administration of the Fund.

The management fees amounting to SR 2,686,984 (30 June 2020: SR 1,976,905) reflected in the interim condensed statement of comprehensive income represent the fees charged by the Fund Manager during the period as described above. As at 30 June 2021, management fees amounting to SR 105,524 (31 December 2020: SR 41,173) are payable to the Fund Manager.

The units in issue at 30 June 2021 include 404.88 units held by the employees of the Fund Manager (31 December 2020: 372.22 units).

There are no units in issue as at 30 June 2021 (31 December 2020: Nil units) that are held by the Fund Manager.

B. Transactions with Board of Directors

The independent directors are entitled to remuneration for their services at rates determined by the Fund's terms and conditions in respect of attending meetings of the board of directors or meetings of the Fund. Independent director's fees are currently SR 5,000 per meeting up to a maximum of 2 meetings per annum per director which is paid equally by all funds supervised by the board.

HSBC Saudi Equity Income Fund

Notes to unaudited interim condensed financial statements (continued)

At 30 June 2021

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 2 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:

<i>As at 30 June 2021 (Unaudited)</i>	<i>Within 12 months SR</i>	<i>After 12 months SR</i>	<i>Total SR</i>
ASSETS			
Bank balance	1,411,212	-	1,411,212
Financial assets at FVTPL	273,433,805	-	273,433,805
Trade settlement	3,584,678	-	3,584,678
Other receivables	40,018	-	40,018
TOTAL ASSETS	278,469,713	-	278,469,713
LIABILITIES			
Management fee payable	105,524	-	105,524
Accrued expenses and other payables	110,289	-	110,289
TOTAL LIABILITIES	215,813	-	215,813
<i>As at 31 December 2020 (Audited)</i>	<i>Within 12 months SR</i>	<i>After 12 months SR</i>	<i>Total SR</i>
ASSETS			
Bank balance	34,827,748	-	34,827,748
Financial assets at FVTPL	221,365,986	-	221,365,986
TOTAL ASSETS	256,193,734	-	256,193,734
LIABILITIES			
Management fee payable	41,173	-	41,173
Accrued expenses and other payables	371,357	-	371,357
TOTAL LIABILITIES	412,530	-	412,530

8. LAST VALUATION DAY

The last valuation day of the period was 30 June 2021 (year ended 31 December 2020: 31 December 2020).

HSBC Saudi Equity Income Fund

Notes to unaudited interim condensed financial statements (continued)

At 30 June 2021

9. IMPACT OF COVID-19 ON THE INTERIM CONDENSED FINANCIAL STATEMENTS

During March 2020, the World Health Organisation (“WHO”) declared the Coronavirus (“COVID-19”) outbreak as a pandemic in recognition of its rapid spread across the globe. This outbreak has also affected the GCC region including the Kingdom of Saudi Arabia. Governments all over the world took steps to contain the spread of the virus. Saudi Arabia in particular has implemented closure of borders, released social distancing guidelines and enforced country wide lockdowns and curfews.

In response to the rapid spread of the virus and the resulting disruption of some social and economic activities and business continuity, the Fund Manager has taken a series of preventive and precautionary measures, including activating of remote work to ensure the safety of its employees and their families.

The impact of the pandemic on the Fund’s operations and financial results till the date of the interim financial statements has been reflected in the net assets value and investments value. These developments could further impact our future financial results, cash flows and financial condition and the Fund Manager will continue to assess the nature and extent of the impact on its business and financial results.

10. APPROVAL OF THE UNAUDITED INTERIM CONDENSED FINANCIAL STATEMENTS

These unaudited interim condensed financial statements were approved by the Fund’s management on 7 Muharram 1443H (corresponding to 15 August 2021).