

**SAB Invest Sukuk Fund**  
**(Managed by SAB Invest)**

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

**FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025**

## **INDEPENDENT AUDITOR'S REVIEW REPORT ON THE INTERIM CONDENSED FINANCIAL STATEMENTS TO THE UNITHOLDERS OF SAB INVEST SUKUK FUND (MANAGED BY SAB INVEST)**

### **Introduction**

We have reviewed the accompanying interim condensed statement of financial position of SAB Invest Sukuk Fund (the "Fund") managed by SAB Invest (the "Fund Manager") as at 30 June 2025, and the related interim condensed statement of comprehensive income for the six-month period ended 30 June 2025, and the related interim condensed statements 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



Waleed G. Tawfiq  
Certified Public Accountant  
License No. (437)

Riyadh: 16 Safar 1447H  
(10 August 2025)



# SAB Invest Sukuk Fund

## Interim condensed statement of financial position

As at 30 June 2025

		<b>30 June 2025 (Unaudited) USD</b>	<b>31 December 2024 (Audited) USD</b>
	<i>Notes</i>		
<b>ASSETS</b>			
Cash and cash equivalents		<b>939,614</b>	716,578
Financial assets at fair value through profit or loss ("FVTPL")		-	1,893,934
Financial assets at fair value through other comprehensive income ("FVOCI")	4	<b>59,886,728</b>	57,881,744
Receivables and advances		-	22,138
<b>TOTAL ASSETS</b>		<b>60,826,342</b>	60,514,394
<b>LIABILITIES</b>			
Dividends payable		<b>458,052</b>	465,906
Management fees payable	6	<b>48,122</b>	48,360
Payable against securities purchased		<b>397,940</b>	-
Other accrued expenses		<b>64,993</b>	33,162
<b>TOTAL LIABILITIES</b>		<b>969,107</b>	547,428
<b>EQUITY</b>			
Equity attributable to unitholders of redeemable units		<b>59,857,235</b>	59,966,966
Redeemable units in issue		<b>6,543,600</b>	6,655,802
Net asset value per unit		<b>9.15</b>	9.01

The accompanying notes 1 to 11 form an integral part of these interim condensed financial statements.

# SAB Invest Sukuk Fund

## Interim condensed statement of comprehensive income

For the six-month period ended 30 June 2025

		30 June 2025 (unaudited) USD	30 June 2024 (unaudited) USD
	Notes		
<b>INCOME</b>			
Net unrealised (loss) / gain on financial assets at FVTPL		(247,629)	51,235
Net realised gain on financial assets at FVTPL		251,030	24,561
Special commission income from investments at FVOCI		1,531,673	1,123,819
Realised loss on disposal of and maturity of financial assets at FVOCI		(14,706)	(183,066)
Net exchange loss		(646)	(185)
<b>TOTAL INCOME</b>		<b>1,519,722</b>	<b>1,016,364</b>
<b>EXPENSES</b>			
Management fees	6	(253,252)	213,922
Impairment reversal for expected credit losses	5	429,718	76,614
Other expenses		(57,982)	55,453
<b>TOTAL EXPENSES</b>		<b>(118,484)</b>	<b>(192,761)</b>
<b>NET INCOME FOR THE PERIOD</b>		<b>1,638,206</b>	<b>823,603</b>
<b>Other comprehensive income:</b>			
Unrealised gain / (loss) on investments at FVOCI – debt instruments		585,373	(353,831)
Movement in allowance for expected credit losses on investments at FVOCI – debt instruments		(429,718)	(76,614)
<b>Total other comprehensive income / (loss)</b>		<b>155,655</b>	<b>(430,445)</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>		<b>1,793,861</b>	<b>393,158</b>

The accompanying notes 1 to 11 form an integral part of these interim condensed financial statements.

# SAB Invest Sukuk Fund

## Interim condensed statement of changes in equity attributable to the unitholders

For the six-month period ended 30 June 2025

	30 June 2025 (unaudited) USD	30 June 2024 (unaudited) USD
<b>EQUITY AT THE BEGINNING OF THE PERIOD</b>	<b>59,966,966</b>	<b>50,658,793</b>
Net income for the period	<b>1,638,206</b>	823,603
Net unrealised gain / (loss) including transfer of fair value reserves on investments at FVOCI – debt instrument	<b>585,373</b>	(353,831)
Movement in expected credit losses on investments at FVOCI – debt instrument	<b>(429,718)</b>	(76,614)
<b>Total comprehensive income / (loss) for the period</b>	<b>1,793,861</b>	393,158
Dividend distributions during the period	<b>(917,006)</b>	(852,312)
<b>ISSUANCE AND REDEMPTION OF UNITS</b>		
Issue of units during the period	<b>2,708,450</b>	7,543,970
Redemption of units during the period	<b>(3,695,036)</b>	(1,152,144)
Net change from unit during the period	<b>(986,586)</b>	6,391,826
<b>EQUITY AT THE END OF THE PERIOD</b>	<b>59,857,235</b>	<b>56,591,465</b>
	<u>Units</u> (unaudited)	<u>Units</u> (unaudited)

### REDEEMABLE UNIT TRANSACTIONS

Transactions in redeemable units during the period are summarised as follows:

<b>UNITS AT THE BEGINNING OF THE PERIOD</b>	<b>6,655,802</b>	<b>5,630,866</b>
Issue of units during the period	<b>296,915</b>	843,966
Redemption of units during the period	<b>(409,117)</b>	(128,853)
Net change in units	<b>(112,202)</b>	715,113
<b>UNITS AT THE END OF THE PERIOD</b>	<b>6,543,600</b>	<b>6,345,979</b>

The accompanying notes 1 to 11 form an integral part of these interim condensed financial statements.

# SAB Invest Sukuk Fund

## Interim condensed statement of cash flows

For the six-month period ended 30 June 2025

	30 June 2025 (unaudited) USD	30 June 2024 (unaudited) USD
<b>Operating activities</b>		
Net income for the period	1,638,206	823,603
<i>Adjustments to reconcile net income to net cash flows from operating activities:</i>		
Movement in unrealised loss / (gain) on financial assets at FVTPL	247,629	(51,235)
Impairment reversal for expected credit losses	(429,718)	(76,614)
	1,456,117	695,754
<i>Working capital adjustments:</i>		
Financial assets at FVTPL	1,646,305	1,856,004
Investments at FVOCI	(1,419,611)	(8,852,099)
Receivables and advances	22,138	899,320
Management fee payable	(238)	4,058
Payable against purchased securities	397,940	(929,410)
Accrued expenses	31,831	8,414
Net cash flows generated from / (used in) operating activities	2,134,482	(6,317,959)
<b>Financing activities</b>		
Proceeds from issuance of units	2,708,450	7,543,970
Payment on redemption of units	(3,695,036)	(1,152,144)
Dividends paid	(924,860)	(804,214)
Net cash flows (used in) / generated from financing activities	(1,911,446)	5,587,612
<b>Net increase / (decrease) in cash and cash equivalents</b>	<b>223,036</b>	<b>(730,347)</b>
Cash and cash equivalents at the beginning of the period	716,578	2,213,015
<b>Cash and cash equivalents at the end of the period</b>	<b>939,614</b>	<b>1,482,668</b>
<b>Significant non-cash transactions:</b>		
Net unrealized gain / (loss) on investments at FVOCI – debt instruments	585,373	(353,831)
<b>Supplemental cash flow information:</b>		
Special commission income received	1,473,832	940,633

The accompanying notes 1 to 11 form an integral part of these interim condensed financial statements.

# SAB Invest Sukuk Fund

## Notes to the unaudited interim condensed financial statements

For the six-month period ended 30 June 2025

### 1. INCORPORATION AND ACTIVITIES

SAB Invest Sukuk Fund (the “Fund”) is an investment fund created through an agreement between SAB 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 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 Sukuks.

SAB Invest Operations were appointed as Operator – Administrator of the fund in which AMO has appointed a Sub-Admin.

The Fund is managed by the Fund Manager. Albilad Capital is acting as the custodian of the Fund. The Fund is an income-distributing Fund, whereby any income earned by the Fund is distributed to the Unitholders at least on semiannual basis. Any such income distribution by the Fund, however, will solely be at the discretion of the Fund Board of Directors.

### 2. REGULATING AUTHORITY

The Fund is governed by the Investment Funds Regulations (the “Regulations”), issued by the Board of the Capital Market Authority (CMA) pursuant to Resolution No. 1-219-2006 dated 3 Dhul Hijjah 1427H (corresponding to 24 December 2006G), based on the Capital Market Law issued by Royal Decree No. M/30 dated 2 Jumada Al-Thani 1424H, and as amended by Resolution of the Board of the CMA No. 1-54-2025 dated 23 Dhul-Qi’dah 1446H (corresponding to 21 May 2025G), detailing requirements for investment funds within the Kingdom of Saudi Arabia.

### 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 2025 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 2024. In addition, results for the six-month period ended 30 June 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

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 US Dollars (“USD”), which is the Fund’s functional currency. All financial information presented has been rounded to the nearest USD.

#### 3.3 *New standards, interpretations and amendments*

##### 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 2024, except for the adoption of new standards effective as of 1 January 2025. The Fund has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

## SAB Invest Sukuk Fund

### Notes to the unaudited interim condensed financial statements (continued)

For the six-month period ended 30 June 2025

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

##### 3.3 New standards, interpretations and amendments (continued)

##### 3.3.1 New standards and amendments adopted by the Fund (continued)

The following new and amended IFRSs, which became effective for annual periods beginning on or after 1 January 2025.

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

##### 3.3.2 Significant standards issued but not yet effective

The following new standards, amendments and revisions to existing standards, which were issued by IASB but not yet effective up to the date of issuance of the Fund's interim condensed financial statements. The Fund intends to adopt these standards when they become effective. The Fund anticipates that the application of these new standards and amendments in the future will not have any significant impact on the amounts reported.

Standard, interpretation and amendments	Description	Effective date
Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments Disclosures	Under the amendments, certain financial assets including those with ESG-linked features could now meet the SPPI criterion, provided that their cash flows are not significantly different from an identical financial asset without such a feature.  The IASB has amended IFRS 9 to clarify when a financial asset or a financial liability is recognized and derecognized and to provide an exception for certain financial liabilities settled using an electronic payment system.	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



## SAB Invest Sukuk Fund

### Notes to the unaudited interim condensed financial statements (continued)

For the six-month period ended 30 June 2025

#### 4. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME (FVOCI)

	30 June 2025 (Unaudited) USD	31 December 2024 (Audited) USD
Debt securities – Sukuks	59,032,975	57,085,832
Accrued special commission income	853,753	795,912
	<b>59,886,728</b>	<b>57,881,744</b>

#### 5. IMPAIRMENT CHARGE FOR EXPECTED CREDIT LOSSES

Movement in the allowance for expected credit losses is as follows:

	30 June 2025 (Unaudited) USD	30 June 2024 (Audited) USD
Balance at the beginning of the period	621,676	374,516
Reversal for the period	(429,718)	(76,614)
Balance at the end of the period	<b>191,958</b>	<b>297,902</b>

The methodology and assumptions applied by the Fund in estimating the ECL on sukuk placements is based on using the Moody's rating scales which are then adjusted for country specific data based on where the sukuk's underlying assets/projects are, forward looking estimates and macroeconomic variables such as expected GDP growth, to determine the ECL as at the end of the reporting period.

#### 6. TRANSACTIONS WITH RELATED PARTIES

##### A. Transactions and balances with Fund Manager and board of directors

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 and administrator of the Fund), the Fund Board, other mutual funds managed by the Fund Manager and The Saudi Awwal Bank ("SAB") (being parent 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 / year, the Fund entered into the following transactions with related parties in the ordinary course of business:

Related party	Nature of transactions	Amount of transactions		Balance	
		2025 USD	2024 USD	2025 USD	2024 USD
	Fund management fee	253,252	213,922	48,122	48,360
SAB Invest	Administration fee	23,609	21,143	2,727	5,133
Fund Board	Board member fee	1,831	2,210	6,689	4,858
	Cash and cash				
Saudi Awwal Bank (SAB) equivalents		-	-	21	21

## SAB Invest Sukuk Fund

### Notes to the unaudited interim condensed financial statements (continued)

For the six-month period ended 30 June 2025

#### 6. TRANSACTIONS WITH RELATED PARTIES (continued)

The Fund pays the Fund Manager a management fee calculated at an annual rate of 0.75% per annum calculated on the net asset value at each Valuation Day.

The units in issue at 30 June 2025 include 2,774.39 units held by the employees of the Fund Manager (31 December 2024: Zero units).

The Saudi Awwal Bank ("SAB") (parent of the Fund Manager) acts as the Fund's banker. The Fund has made investments aggregating to zero (31 December 2024: SR 1.9 million) in other funds managed by the Fund Manager.

#### B. Transactions and balances with Funds managed by the Fund Manager

Following mutual funds managed by the Fund Manager had transactions in units of the Fund:

Related party	Nature of transactions	Amount of transactions		Balance	
		2025 SR	2024 SR	2025 SR	2024 SR
SAB INVEST Multi-Assets Defensive Fund	Issuance / redemption, net	271,500	132,797	11,478,394	11,054,610
SAB INVEST Multi-Assets Balanced Fund	Issuance / redemption, net	-	562,653	27,468,129	27,094,413
SAB INVEST Multi-Assets Growth Fund	Issuance / redemption, net	1,731,500	1,309,440	10,551,876	8,701,586

#### 7. FAIR VALUE OF FINANCIAL INSTRUMENTS

The Fund has investments at fair value through profit or loss and at fair value through other comprehensive income which is measured at fair values and are classified within level 1 and level 2 of the fair value hierarchy. All other financial assets and liabilities are classified as amortised 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.

#### 8. 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 2025 (Unaudited)	Within 12 months USD	After 12 months USD	No Fixed Maturity USD	Total USD
<b>ASSETS</b>				
Cash and cash equivalents	-	-	939,614	939,614
Financial assets at FVOCI	3,876,603	56,010,125	-	59,886,728
<b>TOTAL ASSETS</b>	<b>3,877,520</b>	<b>56,009,208</b>	<b>939,614</b>	<b>60,826,342</b>
<b>LIABILITIES</b>				
Dividend payable	458,052	-	-	458,052
Management fee payable	48,122	-	-	48,122
Payable against securities purchased	397,940	-	-	397,940
Other accrued expenses	64,993	-	-	64,993
<b>TOTAL LIABILITIES</b>	<b>969,107</b>	<b>-</b>	<b>-</b>	<b>969,107</b>

## SAB Invest Sukuk Fund

### Notes to the unaudited interim condensed financial statements (continued)

For the six-month period ended 30 June 2025

#### 8. MATURITY ANALYSIS OF ASSETS AND LIABILITIES (Continued)

<i>As at 31 Dec 2024 (Audited)</i>	<i>Within 12 months USD</i>	<i>After 12 months USD</i>	<i>No Fixed Maturity USD</i>	<i>Total USD</i>
<b>ASSETS</b>				
Cash and cash equivalents	-	-	716,578	716,578
Financial assets at FVTPL	-	-	1,893,934	1,893,934
Financial assets at FVOCI	-	57,881,744	-	57,881,744
Receivables and advances	22,138	-	-	22,138
<b>TOTAL ASSETS</b>	<u>22,138</u>	<u>57,881,744</u>	<u>2,610,512</u>	<u>60,514,394</u>
<b>LIABILITIES</b>				
Dividend payable	465,906	-	-	465,906
Management fee payable	48,360	-	-	48,360
Other accrued expenses	33,162	-	-	33,162
<b>TOTAL LIABILITIES</b>	<u>547,428</u>	<u>-</u>	<u>-</u>	<u>547,428</u>

#### 9. LAST VALUATION DAY

The last valuation day of the period/year was 30 June 2025 (2024: 31 December 2024).

#### 10. 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.

#### 11. APPROVAL OF THE UNAUDITED INTERIM CONDENSED FINANCIAL STATEMENTS

These unaudited interim condensed financial statements were approved by the Fund's management on 16 Safar 1447H (corresponding to 10 August 2025).