SAB INVEST SUKUK AND MURABAHA FUND (MANAGED BY SAB INVEST)

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

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

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

Introduction

We have reviewed the accompanying interim condensed statement of financial position of SAB Invest Sukuk and Murabaha Fund (the "Fund") managed by SAB Invest (the "Fund Manager") as at 30 June 2026, and the related interim condensed statement of comprehensive income for the six-month period ended 30 June 2026, and the related interim condensed statements of changes in net assets 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 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

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شركة إرنست ويونغ للخدمات المهنية
(مهنية ذات مسؤولية محدودة)
Ernst & Young Professional Services
(Professional LLC)

Abdulaziz S. Alarifi
Certified Public Accountant
License No. (572)

Riyadh: 27 Safar 1448H
(10 August 2026)

INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

	Notes	***30 June 2026 (Unaudited)*** ⃁	*31 December 2025 (Audited)* ⃁
ASSETS			
Bank balances	4	**821,568**	2,277,309
Financial assets at fair value through profit or loss (FVTPL)	7	**8,847,927**	13,527,853
Financial assets measured at amortised cost – Sukuk	5	**27,959,139**	19,849,476
Financial assets measured at amortised cost – Murabaha	6	**13,248,579**	11,125,980
TOTAL ASSETS		**50,877,213**	46,780,618
LIABILITIES			
Management fee payable		**32,933**	25,511
Payable against purchased securities		**142,068**	142,068
Accrued expenses and other liabilities		**237,427**	221,252
TOTAL LIABILITIES		**412,428**	388,831
EQUITY			
Net assets attributable to the unitholders		**50,464,785**	46,391,787
Redeemable units in issue		**3,474,590**	3,244,735
Net assets attributable to each unit		**14.52**	14.30

INTERIM CONDENSED STATEMENT OF COMPREHENSIVE INCOME

For the six-month period ended 30 June 2026

	Notes	***30 June 2026 (Unaudited)*** ⃁	*30 June 2025 (Unaudited)* ⃁
INCOME			
Net realised gain on disposal of financial assets at FVTPL		**164,332**	8,257
Net movement in unrealized (loss) gain on financial assets at FVTPL		**(102,485)**	162,813
Special commission income from financial assets held at amortised cost – Sukuk		**490,073**	930,686
Special commission income from financial assets held at amortised cost – Murabaha		**283,382**	463,034
Other income		**247,097**	16
TOTAL INCOME		**1,082,399**	1,564,806
EXPENSES			
Management fees	8	**(121,614)**	(143,593)
Other expenses		**(169,191)**	(132,182)
Allowance for expected credit losses on financial assets - net	5 & 6	**(34,415)**	(4,078)
TOTAL EXPENSES		**(325,220)**	(279,853)
NET INCOME FOR THE PERIOD		**757,179**	1,284,953
Other comprehensive income for the period		**-**	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		**757,179**	1,284,953

The attached notes 1 to 13 form part of these unaudited interim condensed financial statements.

INTERIM CONDENSED STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO THE UNITHOLDERS

For the six-month period ended 30 June 2026

	30 June 2026 (Unaudited)	*30 June 2025 (Unaudited)*
	⃁	⃁
NET ASSETS AT THE BEGINNING OF THE PERIOD	**46,391,787**	56,696,936
Net income for the period	**757,179**	1,284,953
Other comprehensive income for the period	-	-
Total comprehensive income for the period	**757,179**	1,284,953
Issuance of units during the period	**6,191,638**	2,106,057
Redemption of units during the period	**(2,875,819)**	(1,497,821)
Net changes from unit transactions	**3,315,819**	608,236
NET ASSETS AT THE END OF THE PERIOD	**50,464,785**	58,590,125

REDEEMABLE UNIT TRANSACTIONS

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

	Units (Unaudited)	*Units (Unaudited)*
UNITS AT THE BEGINNING OF THE PERIOD	**3,244,735**	4,169,085
Issuance of units during the period	**429,033**	153,227
Redemption of units during the period	**(199,178)**	(108,687)
Net change in units	**229,855**	44,540
UNITS AT THE END OF THE PERIOD	**3,474,590**	4,213,625

INTERIM CONDENSED STATEMENT OF CASH FLOWS
For the six-month period ended 30 June 2026

	Notes	***30 June 2026 (Unaudited)*** ⃁	*30 June 2025 (Unaudited)* ⃁
OPERATING ACTIVITIES			
Net income for the period		**757,179**	1,284,953
Adjustments to reconcile net income to net cash flows from operating activities:			
Allowance for expected credit losses on financial assets	5 & 6	**34,415**	4,078
Net movement in unrealized loss / (gain) on financial assets at FVTPL	7	**102,485**	(162,813)
Working capital adjustments:			
Financial assets at fair value through profit or loss (FVTPL)		**4,577,441**	(2,645,767)
Financial assets measured at amortised cost – Murabaha		**77,419**	-
Financial assets measured at amortised cost – Sukuk		**(8,144,096)**	(188,244)
Other receivables		-	(426)
Accrued expenses and other liabilities		**14,652**	18,721
Management fee payable		**7,422**	184
Payable against securities purchased		-	142,068
Net cash flows used in operating activities		**(2,573,083)**	(1,547,246)
FINANCING ACTIVITIES			
Proceeds from issuance of units		**6,191,638**	2,106,057
Payment on redemption of units		**(2,874,296)**	(1,497,821)
Net cash generated from financing activities		**3,317,342**	608,236
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS		**744,259**	(939,010)
Cash and cash equivalents at beginning of the period	4	**13,277,309**	18,332,901
CASH AND CASH EQUIVALENTS AS AT	4	**14,021,568**	17,393,891

The attached notes 1 to 13 form part of these unaudited interim condensed financial statements.

1 CORPORATE INFORMATION AND PRINCIPAL ACTIVITIES

SAB Invest Sukuk and Murabaha Fund (the "Fund") is an open-ended fund domiciled in Kingdom of Saudi Arabia, created by an agreement between SAB Invest (the "Fund Manager"), a subsidiary of The Saudi Al-Awal Bank (the "Bank") and investors in the Fund (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 capital preservation and appreciation by investing in Sukuk and Murabaha deposits.

The Fund Manager is responsible for the overall management of the Fund's activities. The Fund Manager can also enter into arrangements with other institutions for the provision of investment, custody or other administrative services on behalf of the Fund.

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 MATERIAL ACCOUNTING POLICY INFORMATION

3.1 Statement of compliance

These unaudited interim condensed financial statements for the six-month period ended 30 June 2026 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 2025. In addition, results for the six-month period ended 30 June 2026 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2026.

The accounting policies adopted in the preparation of these unaudited 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 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 Saudi Arabian Riyals ("⃁") which is the Fund's functional currency. All financial information presented has been rounded to the nearest ⃁.

3 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.3 New standards and amendments to standards

The accounting policies adopted are consistent with those of the previous financial period, except for the following new and amended standards and interpretations issued by the International Accounting Standards Board (IASB) effective from 1 January 2026 as noted below:

Topic	*Effective date*
Amendments to IFRS (9) and IFRS (7): Classification and Measurement of Financial Instruments.	1 January 2026

The adoption of the new and amended standards and interpretations do not have a material impact on the interim condensed financial statements of the fund.

3.4 New and amended standards issued but not effective

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Fund's interim condensed financial statements are disclosed below. The Fund intends to adopt these new and amended standards and interpretations, if applicable, when they become effective.

IFRS 18: Presentation and Disclosure in Financial Statements - Replaces IAS (1) Presentation of Financial Statements. IFRS (19) - Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to IFRS (10) and IAS (28): Sale or Contribution of Assets between an investor and its associate and joint venture.	The effective date of this amendment between an Investor and its Associate or Joint Venture is postponed indefinitely.

The Fund did not early adopt any standards, interpretations or amendments that have been issued but are not yet effective.

4 CASH AND CASH EQUIVALENTS

	Note	***30 June 2026 (Unaudited)*** ***⃁***	*31 December 2025 (Audited)* ⃁
Bank balances		**821,568**	2,277,309
Murabaha placements with maturity less than 90 days	4.1	**13,200,000**	11,000,000
Total cash and cash equivalents for statement of cash flows		**14,021,568**	13,277,309

4.1 Short-term deposits represent Murabaha placements at prevailing special commission rates, with local banks having original maturities of less than three months.

5 FINANCIAL ASSETS MEASURED AT AMORTIZED COST - SUKUK

	30 June 2026 (Unaudited) **⃁**	*31 December 2025 (Audited)* ⃁
Debt Securities – Sukuks	**27,619,525**	19,660,680
Accrued special commission income	**460,375**	275,122
Expected credit loss	**(120,761)**	(86,326)
	27,959,139	19,849,476

The average special commission rate on investments at the end of June 2026 is 6.28% per annum (31 December 2025: 6.57% per annum). The above debt securities are redeemable at par.

The movement in the allowance for expected credit losses for debt securities (sukuk) is summarized as follows:

	30 June 2026 (Unaudited) **⃁**	*30 June 2025 (Unaudited)* ⃁
Balance at beginning of the period	**86,328**	4,300
Charge during the period	**34,433**	4,383
Balance at the end of the period	**120,761**	8,683

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 FINANCIAL ASSETS MEASURED AT AMORTISED COST – MURABAHA

	30 June 2026 (Unaudited) **⃁**	*31 December 2025 (Audited)* ⃁
Murabaha placements with original maturity of less than 90 days	**13,200,000**	11,000,000
Accrued special commission income	**48,607**	126,026
Allowance for expected credit losses	**(28)**	(46)
	13,248,579	11,125,980

6 FINANCIAL ASSETS MEASURED AT AMORTISED COST – MURABAHA (CONTINUED)

The movement in the allowance for expected credit losses for Murabaha placements is summarized as follows:

	30 June 2026 (Unaudited) ⃁	*30 June 2025 (Unaudited)* ⃁
Balance at beginning of the period	**46**	681
Charge during the period	**(18)**	(305)
Balance at the end of the period	**28**	376

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

Financial assets measured at amortised cost are composed of the following:

30 June 2026 (Unaudited)

Remaining maturity	***% of Value***	***Cost*** ⃁
Up to 1 month	**100%**	**13,200,000**
	100%	**13,200,000**

31 December 2025 (Audited)

Remaining maturity	*% of Value*	*Cost* ⃁
1-3 months	100%	11,000,000
	100%	11,000,000

7 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 2026 (Unaudited)			
Investments in mutual funds	***% of Market value***	***Cost*** ⃁	***Market value*** ⃁	***Unrealised gain*** ⃁
SAB Invest Sukuk Fund (Note i)	**100%**	**8,767,856**	**8,847,927**	**80,071**
	100%	**8,767,856**	**8,847,927**	**80,071**

7 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (FVTPL) (CONTINUED)

	31 December 2025 (Audited)			
Investments in mutual funds	*% of Market value*	*Cost* ⃁	*Market value* ⃁	*Unrealised gain* ⃁
SAB Invest Sukuk Fund (Note i)	100%	13,345,297	13,527,853	182,556
Total	100%	13,345,297	13,527,853	182,556

Note:
(i) This Fund is also managed by SAB Invest (The Fund Manager). Hence, it is considered as related party balance.

Investments in the Fund is unrated. The Fund also does not have an internal grading mechanism. However, the Fund Manager seeks to limit its risk by monitoring each investment exposure and setting limits for individual investment.

The movements in unrealised (loss) / gain on financial assets at fair value through profit or loss during the period, are as follow:

	30 June 2026 (Unaudited) ⃁	*31 December 2025 (Audited)* ⃁
Market value as at period / year end	**8,847,927**	13,527,853
Cost as at period / year end	**8,767,856**	13,345,297
Unrealized gain as at end of the period / year	**80,071**	182,556
Unrealized gain / (loss) as at start of the period / year	**182,556**	(231,715)
Unrealized (loss)/ gain for the period / year	**(102,485)**	414,271

8 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.

8 TRANSACTIONS WITH RELATED PARTIES

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

		Amount of transaction		*Balance*	
		30 June 2026 (Unaudited)	*30 June 2025 (Unaudited)*	***30 June 2026 (Unaudited)***	*31 December 2025 (Audited)*
Related party	***Nature of transactions***	⃁	⃁	⃁	⃁
SAB Invest	Fund management fee	**121,614**	143,593	**32,933**	25,511
	Admin fee	**7,297**	8,634	**7,846**	4,665
Fund Board	Board member fees	**6,866**	6,868	**34,566**	27,700

The Fund pays the Fund Manager a management fee calculated at an annual rate of 0.5% per annum calculated on the net asset value at each valuation date.

The units in issue at 30 June 2026 include 11,218.19 units held by employees of the Fund Manager (31 December 2025: 13,838.44 units)

9 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.

10 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:

30 June 2026 (Unaudited)	***Within 12 months*** ⃁	***After 12 months*** ⃁	***No fixed maturity*** ⃁	***Total*** ⃁
ASSETS				
Cash and cash equivalent	**821,568**	-	-	**821,568**
Financial assets at fair value through profit or loss (FVTPL)	-	-	**8,847,927**	**8,847,927**
Financial assets measured at amortised cost – Murabaha	**13,248,579**	-	-	**13,248,579**
Financial assets measured at amortised cost – Sukuk	-	**27,959,139**	-	**27,959,139**
TOTAL ASSETS	**14,070,147**	**27,959,139**	**8,847,927**	**50,877,213**
LIABILITIES				
Management fee payable	**32,933**	-	-	**32,933**
Accrued expenses and other liabilities	**237,427**	-	-	**237,427**
Payable against purchased securities	**142,068**	-	-	**142,068**
TOTAL LIABILITIES	**412,428**	-	-	**412,428**

10 MATURITY ANALYSIS OF ASSETS AND LIABILITIES (CONTINUED)

31 December 2025 (Audited)	*Within 12 months* ⃁	*After 12 months* ⃁	*No fixed maturity* ⃁	*Total* ⃁
ASSETS				
Cash and cash equivalent	2,277,309	-	-	2,277,309
Financial assets at fair value through profit or loss (FVTPL)	-	-	13,527,853	13,527,853
Financial assets measured at amortised cost – Murabaha	11,125,980	-	-	11,125,980
Financial assets measured at amortised cost – Sukuk	-	19,849,476	-	19,849,476
TOTAL ASSETS	13,403,289	19,849,476	13,527,853	46,780,618
LIABILITIES				
Management fee payable	25,511	-	-	25,511
Accrued expenses and other liabilities	221,252	-	-	221,252
Payable against purchased securities	142,068	-	-	142,068
TOTAL LIABILITIES	388,831	-	-	388,831

11 SUBSEQUENT EVENTS

There have been no significant subsequent events since the period ended 30 June 2026 that require disclosure or adjustment in these interim condensed financial statements.

However, the geopolitical situation in the Middle East has deteriorated significantly since 28 February 2026. The situation has remained highly volatile and has impacted several countries in the Middle East including Kingdom of Saudi Arabia, causing disruption to some business and economic activities.

The Fund Manager is closely monitoring the situation and has activated its business continuity planning and other risk management practices to manage the potential business disruption on its operations and financial performance due to the geopolitical outbreak.

The Fund Manager has assessed the potential implications of the changes in geopolitical situations on its operations, financial position and performance. Based on information currently available, including the continuation of core business activities, it is not practicable to reliably estimate the full financial effect of the changes in geopolitical situations on the future periods. The Fund Manager has also considered the impact of these situations on the Fund's ability to continue as a going concern and has concluded that the going concern basis of preparation remains appropriate.

12 LAST VALUATION DAY

The last valuation day of the period / year was 30 June 2026 (2025: 31 December 2025).

13 APPROVAL OF THE INTERIM CONDENSED FINANCIAL STATEMENTS

These unaudited interim condensed financial statements of the fund for the six-month period ended 30 June 2026 were approved by the Fund Manager's Board of Directors on 10 August 2026 (corresponding to 27 Safar 1448H).