

**RIYAD EMAAR FUND
OPEN-ENDED MUTUAL FUND
(MANAGED BY RIYAD CAPITAL)
INTERIM FINANCIAL INFORMATION (UN-AUDITED)**

**FOR THE SIX-MONTHS PERIOD ENDED 30 JUNE 2025
TOGETHER WITH THE
INDEPENDENT AUDITOR'S REVIEW REPORT TO THE UNITHOLDERS**

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INTERIM FINANCIAL INFORMATION
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<u>Index</u>	<u>Pages</u>
Independent auditor's review report	1
Interim condensed statement of financial position	2
Interim condensed statement of comprehensive income	3
Interim condensed statement of changes in net assets attributable to the Unitholders	4
Interim condensed statement of cash flows	5
Notes to the interim financial information	6 - 12



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REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To the Unitholders
Riyad Emaar Fund
Riyadh, Kingdom of Saudi Arabia

Introduction

We have reviewed the accompanying interim condensed statement of financial position of Riyadh Emaar Fund ("the Fund"), managed by the Riyadh Capital Company (the "Fund Manager"), as at June 30, 2025, and the related interim condensed statements of comprehensive income, changes in net assets attributable to the Unitholders and cash flows for the six-months period then ended and other explanatory notes. The Fund Manager is responsible for the preparation and presentation of this interim financial information 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 this interim financial information 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 information 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 financial information is not prepared, in all material respects, in accordance with IAS 34 as endorsed in the Kingdom of Saudi Arabia.

Deloitte and Touche & Co.
Chartered Accountants


Tarig bin Muhammed Al-Fattani
Certified Public Accountant
License No. 446
August 11, 2025
Safar 17, 1447H



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**INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION (UN-AUDITED)
(ALL AMOUNTS IN SAUDI ARABIAN RIYAL UNLESS OTHERWISE STATED)**

	Note	As at 30 June 2025 (Un-Audited)	As at 31 December 2024 (Audited)
ASSETS			
Cash and cash equivalents	7	1,128,030	2,065,073
Advance against investments		-	1,837,623
Investments carried at fair value through profit or loss (FVPL)	8	44,271,714	43,803,504
Dividends receivable		58,428	-
Total assets		45,458,172	47,706,200
LIABILITIES			
Management fees payable	12	9,673	5,060
Accrued expenses		95,272	103,715
Redemptions payable		16,669	665
Total liabilities		121,614	109,440
Net assets attributable to the Unitholders		45,336,558	47,596,760
Units in issue (number)	9	1,684,433.62	1,817,484.88
Net assets value per unit (SAR)		26.92	26.19

The accompanying notes 1 to 16 form an integral part of this interim financial information.

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**INTERIM CONDENSED STATEMENT OF COMPREHENSIVE INCOME (UN-AUDITED)
(ALL AMOUNTS IN SAUDI ARABIAN RIYAL UNLESS OTHERWISE STATED)**

	Note	For the six-months period ended	
		30 June 2025	30 June 2024
Income			
Net gain from investments carried at FVPL	10	830,576	2,197,983
Dividend income		776,175	150,742
Total income		1,606,751	2,348,725
Expenses			
Management fees	6, 12	(501,920)	(125,669)
Other expenses	11	(150,135)	(68,210)
Total expenses		(652,055)	(193,879)
Profit for the period		954,696	2,154,846
Other comprehensive income for the period		-	-
Total comprehensive income for the period		954,696	2,154,846

The accompanying notes 1 to 16 form an integral part of this interim financial information.

**RIYAD EMAAR FUND
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**INTERIM CONDENSED STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO THE UNITHOLDERS
(UN-AUDITED)
(ALL AMOUNTS IN SAUDI ARABIAN RIYAL UNLESS OTHERWISE STATED)**

	For the six-months period ended	
	30 June 2025	30 June 2024
Net assets attributable to the Unitholders at the beginning of the period (Audited)	47,596,760	8,782,557
Total comprehensive income for the period	954,696	2,154,846
Movement from subscriptions and redemptions by the Unitholders		
Issuance of units	21,783,515	10,147,118
Redemption of units	(24,998,413)	(3,636,000)
Net change from unit transactions	(3,214,898)	6,511,118
Net assets attributable to the Unitholders at the end of the period (Un-Audited)	45,336,558	17,448,521

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**INTERIM CONDENSED STATEMENT OF CASH FLOWS (UN-AUDITED)
(ALL AMOUNTS IN SAUDI ARABIAN RIYAL UNLESS OTHERWISE STATED)**

	Note	For the six-months period ended	
		30 June 2025	30 June 2024
Cash flows from operating activities:			
Profit for the period		954,696	2,154,846
Adjustments for:			
Unrealized loss / (gain) on investments carried at FVPL	10	1,126,365	(1,545,272)
		2,081,061	609,574
Net changes in operating assets and liabilities:			
Investments carried at FVPL		(1,594,575)	(6,074,717)
Advance against investments		1,837,623	
Dividends receivable		(58,428)	(11,748)
Management fees payable		4,613	3,221
Accrued expenses		(8,443)	(385)
Net cash generated / (used in) from operating activities		2,261,851	(5,474,055)
Cash flows from financing activities:			
Proceeds from issuance of units		21,783,515	10,147,118
Redemptions of the units paid		(24,982,409)	(3,626,944)
Net cash (used in) / generated from financing activities		(3,198,894)	6,520,174
Net change in cash and cash equivalents		(937,043)	1,046,119
Cash and cash equivalents at beginning of the period		2,065,073	280,255
Cash and cash equivalents at end of the period	7	1,128,030	1,326,374
Supplemental non-cash information			
Payable to Unitholders on account of redemption		16,005	9,056

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**NOTES TO THE INTERIM FINANCIAL INFORMATION (UN-AUDITED) (CONTINUED)
FOR THE SIX-MONTHS PERIOD ENDED 30 JUNE 2025
(ALL AMOUNTS IN SAUDI ARABIAN RIYAL UNLESS OTHERWISE STATED)**

1. FUND AND ITS ACTIVITIES

The Riyad Emaar Fund (the "Fund") is an equity fund portfolio managed through an agreement between Riyad Capital (the "Fund Manager") and the investors in the Fund (the "Unit Holders"). The Fund aims to achieve long-term capital growth within a high-risk environment through investing primarily in stocks of listed Saudi companies engaged in building, construction, real estate and cement, in addition to other companies engaged in similar activities. The Fund may also invest partially (not more than 10% of its assets) in stocks of GCC companies engaged in similar sectors that must be compliant to the Sharia criteria set by the Sharia Committee of Riyad Capital.

In dealing with the Unitholders, the Fund Manager considers the Fund as an independent accounting unit. Accordingly, the Fund Manager prepares separate financial statements for the Fund.

The management of the Fund is the responsibility of the Fund Manager. However, in accordance with the Fund's Agreement, the Fund Manager can delegate or assign its duties to one or more of the financial institutions in the Kingdom of Saudi Arabia and overseas.

Capital Market Authority ("CMA")'s approval for the establishment of the Fund was granted in its letter number 291/5 dated Muharram 23, 1430H (corresponding to 20 January 2009). The Fund commenced its operations on 30 December 2009.

2. REGULATING AUTHORITY

The Fund is governed by the Investment Funds Regulations (the "Regulations") issued by the Board of CMA on 3 Dhul Hijjah 1427H (corresponding to 24 December 2006) and amended by the resolution of the Board of the CMA dated 23 Dhul Qa'dah 1446H (corresponding to 21 May 2025) detailing the requirements of all funds within the Kingdom of Saudi Arabia.

3. BASIS OF PREPARATION

3.1 Statement of compliance

This interim financial information of the Fund has been prepared in accordance with International Accounting standard 34 – Interim Financial Reporting ("IAS 34") as endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organization for Chartered and Professional Accountants ("SOCPA") and to comply with the requirement of the Regulations and the Fund's Terms and Conditions.

This interim financial information do not include all information and disclosures required for a complete set financial statements and should be read in conjunction with the annual audited financial statements of the Fund as at and for the year ended 31 December 2024. The results for the six-months period ended 30 June 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

3.2 Basis of measurement

This interim financial information has been prepared under the historical cost convention, using the accrual basis of accounting, except for investments carried at fair value through profit or loss which are carried at their fair value. The Fund presents its interim condensed statement of financial position in the order of liquidity. All balances are classified as current. The Fund can recover or settle all its assets and liabilities within 12 months from the reporting date.

NOTES TO THE INTERIM FINANCIAL INFORMATION (UN-AUDITED) (CONTINUED)
FOR THE SIX-MONTHS PERIOD ENDED 30 JUNE 2025
(ALL AMOUNTS IN SAUDI ARABIAN RIYAL UNLESS OTHERWISE STATED)

3. BASIS OF PREPARATION (CONTINUED)

3.3 Functional and Presentation Currency

Items included in the interim financial information are measured using the currency of the primary economic environment in which the Fund operates (the "functional currency"). This interim financial information is presented in Saudi Arabian Riyal ("SAR") which is the Fund's functional and presentation currency.

3.4 Critical accounting judgments, estimates and assumption

The preparation of the interim financial information requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets, and liabilities, income and expenses. Actual results may differ from these estimates. The basis and the methods used for critical accounting judgements, estimates and assumptions adopted are consistent with those used in the preparation of the annual audited financial statements of the Fund for the year ended 31 December 2024.

3.5 Going concern

The Fund Manager has made an assessment of the Fund's ability to continue as a going concern and is satisfied that the Fund has the resources to continue in business for the foreseeable future. Furthermore, the Fund Manager is not aware of any material uncertainties that may cast significant doubt on the Fund's ability to continue as a going concern.

4. MATERIAL ACCOUNTING POLICY INFORMATION

The accounting policies used in the preparation of this interim financial information are consistent with those used and disclosed in the annual audited financial statements of the Fund for the year ended 31 December 2024. Certain new standards, amendments and interpretations apply for the first time in 2025, but do not have an impact on the interim financial information of the Fund.

There are other several amendments and interpretations that are issued, but not yet effective, up to the date of issuance of the Fund's interim financial information. In the opinion of the Fund's Manager, these will have no significant impact on the interim financial information of the Fund. The Fund intends to adopt those amendments and interpretations when they become applicable.

5. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS ADOPTED BY THE FUND

The following accounting standards, amendments, which were issued and are effective from periods on or after 1 January 2025. The management has assessed that the amendments have no significant impact on the Fund's interim financial information.

New standards, interpretation, amendments	Description	Effective date
Amendment to IFRS 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.	1 January 2025

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**NOTES TO THE INTERIM FINANCIAL INFORMATION (UN-AUDITED) (CONTINUED)
FOR THE SIX-MONTHS PERIOD ENDED 30 JUNE 2025
(ALL AMOUNTS IN SAUDI ARABIAN RIYAL UNLESS OTHERWISE STATED)**

5. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS ADOPTED BY THE FUND (CONTINUED)

Standards issued but not yet effective

The listing of standards and interpretations issued which the Fund reasonably expects to be applicable at a future date are as follows. The Fund is currently assessing the impact of these standards and interpretations and intends to adopt these when they become effective.

Standard, interpretation, amendments	Description	Effective date
Amendments to IFRS 10 and IAS 28- Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	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
Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments	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.	1 January 2026.
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.	1 January 2027
IFRS 19, Subsidiaries without Public Accountability: 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.	1 January 2027

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**RIYAD EMAAR FUND
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**NOTES TO THE INTERIM FINANCIAL INFORMATION (UN-AUDITED) (CONTINUED)
FOR THE SIX-MONTHS PERIOD ENDED 30 JUNE 2025
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6. MANAGEMENT FEE AND OTHER CHARGES

On each valuation day, the Fund Manager charges the Fund, a management fee at the rate of 1.75% (2024: 1.75%) per annum of the Fund's net assets value. In addition, the Fund Manager charges the Fund, custody and administration fees each at the rate of 0.035% per annum plus USD 10 per transaction (2024: 0.035% plus USD 10 per transaction) and 0.20% (2024: 0.20%) per annum of the Fund's net asset value, respectively.

The Fund Manager also recovers from the Fund any other expenses incurred on behalf of the Fund such as audit fees, legal fees and other similar charges. These charges are not expected to exceed in total 0.20% (2024: 0.20%) per annum of the Fund's net assets value.

7. CASH AND CASH EQUIVALENTS

Cash and cash equivalents included in the interim condensed statement of cash flows comprise of the following:

	Note	30 June 2025 (Un-Audited)	31 December 2024 (Audited)
Cash in investment accounts	7.1, 12	54,122	30,963
Bank balance with custodian		1,073,908	2,034,110
		1,128,030	2,065,073

7.1 Cash in investment account is held in an investment account with Riyad Capital and a cash balance with the custodian. The Fund does not earn profit on these investment accounts.

8. INVESTMENTS CARRIED AT FVPL

The Fund invests primarily in equity of listed companies in the Kingdom of Saudi Arabia. The fair value of investment portfolio by sector wise is summarized as follows:

	30 June 2025 (Un-Audited)	31 December 2024 (Audited)
Equities:		
Materials	18,211,496	19,786,800
Real estate management and development	13,929,515	15,015,870
Capital goods	10,180,945	9,000,834
Transportation	1,385,482	-
Banks	564,276	-
Total	44,271,714	43,803,504

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**NOTES TO THE INTERIM FINANCIAL INFORMATION (UN-AUDITED) (CONTINUED)
FOR THE SIX-MONTHS PERIOD ENDED 30 JUNE 2025
(ALL AMOUNTS IN SAUDI ARABIAN RIYAL UNLESS OTHERWISE STATED)**

8. INVESTMENTS CARRIED AT FVPL (CONTINUED)

The effect on the net assets value (as a result of the change in the fair value of investments as at 30 June 2025 (Un-Audited) and 31 December 2024 (Audited) due to a reasonably possible change in equity indices based on the industry concentration, with all other variables held constants is as follows:

	30 June 2025 (Un-Audited)		31 December 2024 (Audited)	
	Potential reasonable change %	Effect on Equity	Potential reasonable change %	Effect on Equity
Materials	+/-1%	182,115	+/-1%	197,868
Real estate management and development	+/-1%	139,295	+/-1%	150,159
Capital goods	+/-1%	101,809	+/-1%	90,008
Transportation	+/-1%	13,855	+/-1%	-
Banks	+/-1%	5,643	+/-1%	-

9. UNIT'S TRANSACTIONS

Transactions in units for the period / year are summarized as follows:

	30 June 2025 (Un-Audited)	31 December 2024 (Audited)
	<i>(Units in numbers)</i>	
Units at the beginning of the period / year	1,817,484.88	443,069.94
Units issued during the period / year	789,109.22	1,976,579.81
Units redeemed during the period / year	(922,160.48)	(602,164.87)
Net change in units	(133,051.26)	1,374,414.94
Units at the end of the period / year	1,684,433.62	1,817,484.88

10. NET GAIN FROM INVESTMENTS CARRIED AT FVPL

	For the six-months period ended	
	30 June 2025 (Un-Audited)	30 June 2024 (Un-Audited)
Realized gain from sale of investments carried at FVPL	1,956,941	652,711
Unrealized (loss) / gain from revaluation of investments carried at FVPL	(1,126,365)	1,545,272
	830,576	2,197,983

11. OTHER EXPENSES

	For the six-months period ended	
	30 June 2025 (Un-Audited)	30 June 2024 (Un-Audited)
Custody fees	9,009	19,203
VAT expenses	83,710	23,970
Other	57,416	25,037
	150,135	68,210

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**RIYAD EMAAR FUND
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**NOTES TO THE INTERIM FINANCIAL INFORMATION (UN-AUDITED) (CONTINUED)
FOR THE SIX-MONTHS PERIOD ENDED 30 JUNE 2025
(ALL AMOUNTS IN SAUDI ARABIAN RIYAL UNLESS OTHERWISE STATED)**

12. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

Related parties of the Fund include "Riyad Capital" being the Fund Manager, "Riyad Bank" being the single shareholder of Riyad Capital, other funds managed by the Fund Manager and Board of Directors.

In the ordinary course of its activities, the Fund transacts business with the related parties. The related parties' transactions are in accordance with terms and conditions of the Fund. The significant related party transactions entered into by the Fund during the period and the balances resulting from such transactions are as follows:

Related Party	Relationship	Nature of transactions	Net amount of transaction during the period		Closing balances assets / (liabilities)	
			30 June 2025 (Un-Audited)	30 June 2024 (Un-Audited)	30 June 2025 (Un-Audited)	31 December 2024 (Audited)
Riyad Capital	Fund Manager	Fund management fees	(501,920)	(125,669)	(9,673)	(5,060)
		Cash in investment accounts	23,159	31,000	54,122	30,963

13. FAIR VALUE ESTIMATION

The fair value for financial instruments traded in active markets is based on quoted market prices at the close of trading on the financial reporting date. Instruments for which no sales were reported on the valuation day are valued at the most recent bid price.

An active market is a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis. The carrying value less impairment provision of financial instruments carried at amortized cost are assumed to approximate their fair values.

The fair value hierarchy has the following levels:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The fair value of investments carried at FVPL are based on quoted prices in active markets and are therefore classified within Level 1 and the units of mutual fund held by the Fund are valued based on NAV published by the fund manager.

All financial liabilities as at 30 June 2025 (Un-Audited) and 31 December 2024 (Audited) were classified as financial liabilities measured at amortized cost. The table does not include fair value information for financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

**RIYAD EMAAR FUND
OPEN-ENDED MUTUAL FUND
(MANAGED BY RIYAD CAPITAL)**

**NOTES TO THE INTERIM FINANCIAL INFORMATION (UN-AUDITED) (CONTINUED)
FOR THE SIX-MONTHS PERIOD ENDED 30 JUNE 2025
(ALL AMOUNTS IN SAUDI ARABIAN RIYAL UNLESS OTHERWISE STATED)**

13. FAIR VALUE ESTIMATION (CONTINUED)

The following table analyses within the fair value hierarchy the Fund's assets and liabilities (by class) measured at fair value as at 30 June 2025 (Un-Audited) and 31 December 2024 (Audited).

	Carrying amount	Fair value			
		Level 1	Level 2	Level 3	Total
As of 30 June 2025 (Un-Audited)					
<i>Financial assets measured at fair value</i>					
Investments held at FVPL	44,271,714	44,271,714	-	-	44,271,714
	<u>44,271,714</u>	<u>44,271,714</u>	<u>-</u>	<u>-</u>	<u>44,271,714</u>
	Carrying amount	Fair value			
		Level 1	Level 2	Level 3	Total
As of 31 December 2024 (Audited)					
<i>Financial assets measured at fair value</i>					
Investments held at FVPL	43,803,504	43,803,504	-	-	43,803,504
	<u>43,803,504</u>	<u>43,803,504</u>	<u>-</u>	<u>-</u>	<u>43,803,504</u>

14. SUBSEQUENT EVENTS

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

15. LAST VALUATION DAY

The last valuation day for the purposes of preparation of this interim financial information is 30 June 2025 (31 December 2024).

16. APPROVAL OF THE INTERIM FINANCIAL INFORMATION

This interim financial information was approved and authorized for issue by the Fund's Board on 10 August 2025.