



The initial semi-annual report for the year 2021

Riyad Emaar Fund

The report is available upon request without charge and is available on the Riyad Capital website and the Saudi Stock Exchange (Tadawul) website.

<https://www.riyadcapital.com/en/>

1- Name & Address:

Riyad Capital is a Saudi Closed Joint Stock Company with Paid Up Capital of SR 500,000,000 licensed by The Saudi Arabian Capital Market Authority (NO. 07070-37). Commercial Registration No. 1010239234 Head Office Oasis Granada 2414 - Al Shohda Dist. Unit No. 69. Riyadh 13241 – 7279, Saudi Arabia.

Website: <http://www.riyadcapital.com>

2- Investment activities during the period:

The fund has invested mainly in traded Saudi equities. The market value of the investment portfolio by sector as at 30 June 2021 is summarized below.

Materials	9,165,907
Real Estate Mgmt & Dev't	5,039,988
Capital Goods	2,313,202
Consumer Dur and App	237,871
Total	16,756,968

3- Report on the performance of the Investment Fund during the period:

Benchmark	Fund Performance
26.91%	30.15%

4- Any changes in terms & conditions and information note during the period:

Change of custody to HSBC Saudi Arabia effected on 05 April 2021.

5- Other Information:

- More information can be found on the fund page on the website, where periodic reports are published on the characteristics and performance of the fund that enable unit owners to make their decisions.

6- The Fund's investments in other funds:

The Fund has no investments in other funds.

7- Special Commission:

The Fund Manager did not receive any special commission during the period.

RIYAD EMAAR FUND
Open-Ended Mutual Fund
(Managed by Riyadh Capital)

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2021

(Amounts in Saudi Arabian Riyals)

	Note	30 June 2021 (Un-audited)	31 December 2020 (Audited)
ASSETS			
Cash and cash equivalents	6	266,048	263,338
Investments carried at fair value through profit or loss (FVPL)	7	16,756,968	15,964,265
Total assets		17,023,016	16,227,603
LIABILITIES			
Management fee payable	11	95,147	90,210
Accrued expenses		31,260	38,809
Total liabilities		126,407	129,019
Net assets (equity) attributable to the unit holders		16,896,609	16,098,584
Units in issue (number)	8	826,805.96	1,019,553.16
Net assets attributable to each unit		20.44	15.79

RIYAD EMAAR FUND
Open-Ended Mutual Fund
(Managed by Riyadh Capital)

INTERIM STATEMENT OF COMPREHENSIVE INCOME / (LOSS) (UN-AUDITED)

For the six-month period ended 30 June 2021

(Amounts in Saudi Arabian Riyals)

	Note	30 June 2021	30 June 2020
<u>Investment income</u>			
Net gain / (loss) from investments carried at FVPL	9	4,606,760	(1,848,575)
Dividend income		290,293	207,370
		4,897,053	(1,641,205)
<u>Expenses</u>			
Fund management fees		(187,501)	(153,679)
Other expenses	10	(43,269)	(14,161)
		(230,770)	(167,840)
Net income / (loss) for the period		4,666,283	(1,809,045)
Other comprehensive income for the period		-	-
Total comprehensive income / (loss) for the period		4,666,283	(1,809,045)

RIYAD EMAAR FUND
Open-Ended Mutual Fund
(Managed by Riyad Capital)

INTERIM STATEMENT OF CHANGES IN NET ASSETS (EQUITY) ATTRIBUTABLE TO THE UNIT HOLDERS (UN-AUDITED)

For the six-month period ended 30 June 2021

(Amounts in Saudi Arabian Riyals)

	30 June 2021	30 June 2020
Net assets (equity) attributable to the Unit Holders at the beginning of the period	16,098,584	16,457,486
Total comprehensive income / (loss) for the period	4,666,283	(1,809,045)
Contributions and redemptions by the Unit Holders		
Issuance of units	3,113,885	5,916,879
Redemption of units	(6,982,143)	(6,517,634)
Net changes from unit transactions	(3,868,258)	(600,755)
Net assets (equity) attributable to the Unit Holders at the end of the period	16,896,609	14,047,686

RIYAD EMAAR FUND
Open-Ended Mutual Fund
(Managed by Riyadh Capital)

INTERIM STATEMENT OF CASH FLOWS (UN-AUDITED)

For the six-month period ended 30 June 2021

(Amounts in Saudi Arabian Riyals)

	Note	<u>30 June 2021</u>	<u>30 June 2020</u>
Cash flows from operating activities:			
Net income / (loss) for the period		4,666,283	(1,809,045)
Adjustments for:			
Unrealized (gain) / loss from investments carried at FVPL	9	<u>(3,273,840)</u>	1,697,117
		1,392,443	(111,928)
Net changes in operating assets and liabilities:			
Investments carried at FVPL		2,481,137	2,698,446
Management fee payable		4,937	(21,183)
Accrued expenses		<u>(7,549)</u>	-
Net cash from operating activities		<u>3,870,968</u>	<u>2,565,335</u>
Cash flows from financing activities:			
Proceeds from issuance of units		3,113,885	5,916,879
Redemptions of the units		<u>(6,982,143)</u>	(6,515,019)
Net cash used in financing activities		<u>(3,868,258)</u>	<u>(598,140)</u>
Net changes in cash and cash equivalents		<u>2,710</u>	<u>1,967,195</u>
Cash and cash equivalents at beginning of the period		263,338	215,688
Cash and cash equivalents at end of the period		<u>266,048</u>	<u>2,182,883</u>

RIYAD EMAAR FUND
Open-Ended Mutual Fund
(Managed by Riyadh Capital)
Notes to the interim condensed financial statements (Un-audited)
For the six-month period ended 30 June 2021

(All amounts in Saudi Arabian Riyals unless otherwise stated)

1 FUND AND ITS ACTIVITIES

The Riyad Emaar Fund (the “Fund”) is an equity fund portfolio managed through an agreement between Riyadh Capital (the “Fund Manager”) and the investors in the Fund (the “Unit Holders”). The Fund’s objective is to achieve capital growth through investing primarily in equities of Saudi companies engaged in building, construction, real estate and cement sectors or engaged in similar activities.

In dealing with the Unit Holders, 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. Accordingly.

Saudi Central Bank (“SAMA”) approval for the establishment of the Fund was granted in its letter number 291/5 dated 23 Muharram 1412H (corresponding to 20 January 2009). The Fund commenced its operations on 30 December 2009.

2 REGULATING AUTHORITY

The Fund is governed by the Investment Fund Regulations (the “Regulations”) issued by CMA on 3 Dhul Hijja 1427H (corresponding to 24 December 2006) which were amended on 12 Rajab 1442H (corresponding to 24 February 2021) detailing requirements for all funds within the Kingdom of Saudi Arabia.

3 BASIS OF PREPARATION

3.1 Statement of compliance

These interim condensed financial statements of the Fund have been prepared in accordance with ‘International Accounting Standard 34 - Interim Financial Reporting (“IAS 34”). that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organization for Chartered and Professional Accountants (“SOCPA”).

These interim condensed financial statements do not include all of the information required in annual financial statements and should be read in conjunction with the annual financial statements of the Fund for the year ended 31 December 2020. The results for the six-month period ended 30 June 2021 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2021.

3.2 Basis of measurement

These interim condensed financial statements have 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 statement of financial position in the order of liquidity.

3.3 Functional and presentation currency

Items included in the interim condensed financial statements are measured using the currency of the primary economic environment in which the Fund operates (the “functional currency”). These interim condensed financial statements are presented in Saudi Arabian Riyal (“SAR”) which is the Fund’s functional and presentation currency.

Transactions and balances

Foreign currency transactions are translated into SAR using the exchange rates prevailing at the date of transactions. Foreign currency assets and liabilities are translated into SAR using the exchange rates prevailing at date of the interim statement of financial position. Foreign exchange gains and losses, if any, arising from translation are included in the interim statement of comprehensive income / (loss).

RIYAD EMAAR FUND
Open-Ended Mutual Fund
(Managed by Riyadh Capital)
Notes to the interim condensed financial statements (Un-audited)
For the six-month period ended 30 June 2021

(All amounts in Saudi Arabian Riyals unless otherwise stated)

3 BASIS OF PREPARATION (CONTINUED)

3.4 Critical accounting judgments, estimates and assumption

The preparation of the interim condensed financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next accounting period, are described below. The Fund based its assumptions and estimates on parameters available when the interim condensed financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Fund. Such changes are reflected in the assumptions when they occur.

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 management is not aware of any material uncertainties that may cast significant doubt on the Fund's ability to continue as a going concern.

4 SIGNIFICANT ACCOUNTING POLICIES

The accounting policies used in the preparation of these interim condensed financial statements are consistent with those used and disclosed in the annual financial statements of the Fund for the year ended 31 December 2020. Certain new standards, amendments and interpretations apply for the first time in 2021, but do not have an impact on the interim condensed financial statements 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 condensed financial statements. In the opinion of the Fund's Board, these will have no significant impact on the interim condensed financial statements of the Fund. The Fund intends to adopt those amendments and interpretations, if applicable.

5 MANAGEMENT FEE, AND OTHER CHARGES

On each valuation day, the Fund Manager charges the Fund, a management fee at the rate of 1.75% per annum of the Fund's net assets value. In addition, on daily basis the Fund Manager charges the Fund, custody and administration fees each at the rate of 0.035% and 0.20% per annum of the Fund's net asset value.

The Fund Manager also recovers from the Fund any other expenses incurred on behalf of the Fund such as audit and legal fees, and other similar charges. These charges are not expected to exceed in total 0.2% per annum of the Fund's net assets value.

6 CASH AND CASH EQUIVALENTS

	<u>Notes</u>	<u>30 June 2021</u> <u>(Un-audited)</u>	<u>31 December 2020</u> <u>(Audited)</u>
Cash in investment account	6.1, 11	<u>266,048</u>	<u>263,338</u>
		<u>266,048</u>	<u>263,338</u>

6.1 Cash in investment account is held in an investment account with Riyadh capital. The Fund does not earn profit on these investment accounts.

RIYAD EMAAR FUND
Open-Ended Mutual Fund
(Managed by Riyadh Capital)
Notes to the interim condensed financial statements (Un-audited)
For the six-month period ended 30 June 2021
(All amounts in Saudi Arabian Riyals unless otherwise stated)

7 INVESTMENTS CARRIED AT FVPL

The Fund has invested primarily in equity securities of listed Saudi companies. The sector-wise portfolio of investments carried at FVPL is summarized as follows:

	30 June 2021 (Un-audited)	31 December 2020 (Audited)
Materials	9,165,907	8,719,493
Real Estate Mgmt & Dev't	5,039,988	4,570,956
Capital Goods	2,313,202	2,562,763
Consumer Dur and App	237,871	-
REITs	-	111,053
Total market value	16,756,968	15,964,265
Total cost	13,483,128	13,766,496

8 UNIT TRANSACTIONS

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

	30 June 2021 (Un-audited)	31 December 2020 (Audited)
	<i>(Units in numbers)</i>	
Units at the beginning of the period / year	1,019,553.16	1,297,696.59
Units issued during the period / year	176,949.10	491,305.65
Units redeemed during the period / year	(369,696.30)	(769,449.08)
Net change in units	(192,747.20)	(278,143.43)
Units at the end of the period / year	826,805.96	1,019,553.16

9 NET GAIN / (LOSS) FROM INVESTMENTS CARRIED AT FVPL

	30 June 2021 (Un-audited)	30 June 2020 (Un-audited)
Realized gain / (loss) from sale of investments carried at FVPL	1,332,920	(151,458)
Unrealized gain / (loss) from revaluation of investments carried at FVPL	3,273,840	(1,697,117)
	4,606,760	(1,848,575)

10 OTHER EXPENSES

	Note	30 June 2021 (Un-audited)	30 June 2020 (Un-audited)
VAT fee		29,614	7,815
Purification fee	10.1	18	-
Other Expenses		13,637	6,346
		43,269	14,161

10.1 Purification fee represents charges incurred in respect of purification of the income generated from the investee companies in order to achieve a Sharia compliant return. These charges are calculated based on the Sharia Committee's approval.

RIYAD EMAAR FUND
Open-Ended Mutual Fund
(Managed by Riyadh Capital)
Notes to the interim condensed financial statements (Un-audited)
For the six-month period ended 30 June 2021

(All amounts in Saudi Arabian Riyals unless otherwise stated)

11 TRANSACTIONS WITH RELATED PARTIES

Related parties of the Fund include “Riyad Capital” being the Fund Manager, “Riyad Bank” being the shareholder of Riyadh Capital, other funds managed by the Fund Manager and the Fund’s Board of Directors.

In the ordinary course of its activities, the Fund transacts business with related parties. The related parties’ transactions are governed by limits set by the regulations issued by the CMA. All related party transactions are approved by the Fund’s Board of Directors.

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	Nature of transactions	Amount of transaction during the period		Closing balance (payable) / receivable	
		30 June 2021 (Un-audited)	30 June 2020 (Un-audited)	30 June 2021 (Un-audited)	31 December 2020 (Audited)
Riyad Capital	Fund management fee	187,501	153,678	(95,147)	(90,210)
	Accrued VAT*	28,125	7,684	(14,115)	(13,532)

*Accrued VAT to related party is included in the financial position under Accrued expenses.

12 FINANCIAL INSTRUMENTS BY CATEGORY

30 June 2021 (Un-audited)	Amortized cost	FVPL
Assets as per interim statement of financial position		
Cash and cash equivalents	266,048	-
Investments carried at FVPL	-	16,756,968
Total	266,048	16,756,968

31 December 2020 (Audited)	Amortized cost	FVPL
Assets as per statement of financial position		
Cash and cash equivalents	263,338	-
Investments carried at FVPL	-	15,964,265
Total	263,338	15,964,265

All financial liabilities as at 30 June 2021 (Un-audited) and 31 December 2020 (Audited) were classified as financial liabilities measured at amortized cost.

13 FINANCIAL RISK MANAGEMENT

13.1 Financial risk factors

The objective of the Fund is to safeguard its ability to continue as a going concern so that it can continue to provide optimum returns to its Unit Holders and to ensure reasonable safety to the Unit Holders.

The Fund’s activities expose it to a variety of financial risks: market risk, credit risk, liquidity risk and operational risk.

The Fund Manager is responsible for identifying and controlling risks. The Fund Board supervises the Fund Manager and is ultimately responsible for the overall management of the Fund.

RIYAD EMAAR FUND
Open-Ended Mutual Fund
(Managed by Riyadh Capital)
Notes to the interim condensed financial statements (Un-audited)
For the six-month period ended 30 June 2021

(All amounts in Saudi Arabian Riyals unless otherwise stated)

13 FINANCIAL RISK MANAGEMENT (CONTINUED)

13.1 Financial risk factors (continued)

Monitoring and controlling risks is primarily set up to be performed based on the limits established by the Fund Board. The Fund has its Terms and Conditions document that set out its overall business strategies, its tolerance of risks and its general risk management philosophy and is obliged to take actions to rebalance the portfolio in line with the investment guidelines.

The Fund uses different methods to measure and manage the various types of risk to which it is exposed; these methods are explained below.

(a) Market risk

(i) Price risk

Price risk is the risk that the value of the Fund's financial instruments will fluctuate as a result of changes in market prices caused by factors other than foreign currency and commission rate movements.

The price risk arises primarily from uncertainty about the future prices of financial instruments that the Fund holds. The Fund Manager diversifies the investment portfolio and closely monitors the price movement of its investments in financial instruments. As of the interim statement of financial position date, the Fund has equity investments.

The effect on the net assets value (as a result of the change in the fair value of investments as at 30 June 2021 (Un-audited) and 31 December 2020 (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 2021		31 December 2020 (Audited)	
	Potential reasonable change %	Effect on NAV	Potential reasonable change %	Effect on NAV
Materials	+/-1%	91,659	+/-1%	87,195
Real Estate Mgmt & Dev't	+/-1 %	50,400	+/-1%	45,710
Capital Goods	+/-1%	23,132	+/-1%	25,628
Consumer Dur and App	+/-1%	2,379	-	-
REITs	-	-	+/-1%	1,111

(b) Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. As at the date of interim statement of financial position, the Fund does not have any significant financial assets that are subject to credit risk.

	30 June 2021	31 December 2020
	(Un-audited)	(Audited)
Cash and cash equivalents	266,048	263,338

The carrying amount of financial assets represents the maximum credit exposure.

(c) Liquidity risk

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

RIYAD EMAAR FUND
Open-Ended Mutual Fund
(Managed by Riyad Capital)
Notes to the interim condensed financial statements (Un-audited)
For the six-month period ended 30 June 2021

(All amounts in Saudi Arabian Riyals unless otherwise stated)

13 FINANCIAL RISK MANAGEMENT (CONTINUED)

13.1 Financial risk factors (continued)

(c) Liquidity risk (continued)

The Fund's terms and conditions provide for subscription and redemption of units from Monday to Wednesday, therefore, it is exposed to the liquidity risk of meeting Unit Holder redemptions on these days. The Fund's financial liabilities primarily consist of accrued expenses and management fee payable which are expected to be settled within one month from the interim statement of financial position date.

The Fund Manager monitors liquidity requirements by ensuring that sufficient funds are available to meet any commitments as they arise, either through new subscriptions, liquidation of the investment portfolio or by taking short term loans from the Fund Manager.

The expected maturity of the assets and liabilities of the Fund is less than 12 months.

(d) Operational risk

Operational risk is the risk of direct or indirect loss arising from a variety of causes associated with the processes, technology and infrastructure supporting the Fund's activities either internally or externally at the Fund's service provider and from external factors other than credit, liquidity, currency and market risks such as those arising from the legal and regulatory requirements.

The Fund's objective is to manage operational risk so as to balance limiting of financial losses and damage to its reputation with achieving its investment objective of generating returns to Unit Holders.

13.2 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 values of the Fund's financial instruments carried at amortized cost are assumed to approximate their fair values.

The Fund classifies its financial instruments in the following levels of fair value hierarchy:

- 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.

Investments whose values are based on quoted market prices in active markets, and are therefore classified within Level 1, include active listed equity and debt instruments. The Fund does not adjust the quoted price for these instruments.

Fund classifies all of its financial assets except for those carried at amortized cost, at fair value as level 1.

14 COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform with the presentation for the current period.

RIYAD EMAAR FUND
Open-Ended Mutual Fund
(Managed by Riyadh Capital)
Notes to the interim condensed financial statements (Un-audited)
For the six-month period ended 30 June 2021

(All amounts in Saudi Arabian Riyals unless otherwise stated)

15 SUBSEQUENT EVENTS

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.

16 LAST VALUATION DAY

The last valuation day for the period was 30 June 2021 (30 June 2020).

17 APPROVAL OF THE INTERIM CONDENSED FINANCIAL STATEMENTS

These interim condensed financial statements were authorized for issue by the Fund's Board of Directors on 17 August 2021 (corresponding to 09 Muharram 1443H).