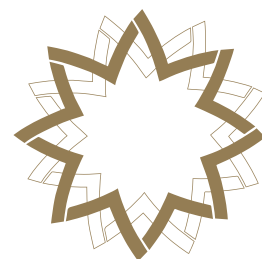


Fund Fact Sheet

Q4 2020

جدوى ريت السعودية
Jadwa REIT Saudi



Jadwa REIT Saudi Fund is a closed-ended Shariah compliant real estate investment-traded fund listed in the Saudi Stock Exchange "Tadawul". The primary investment objective of the Fund is to provide its investors with regular income by investing in income-generating real estate assets in Saudi Arabia, excluding the Holy Cities of Makkah and Medina and across different real estate sectors.

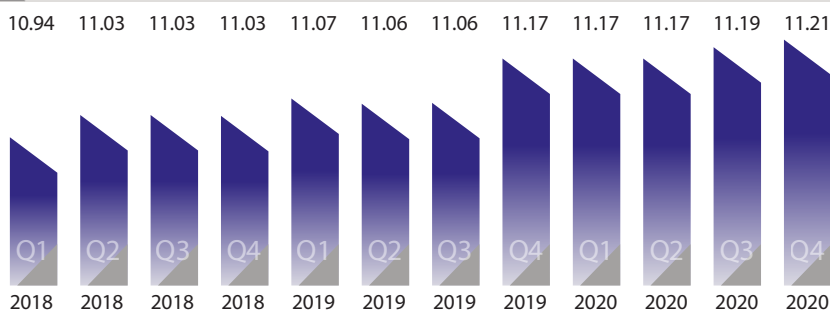
Key Highlights

Rental income for the period	SAR 34,927,611
Total expenses for the period*	SAR 3,929,499
Annualized rental income to NAV per unit	7.89%
Annualized dividend yield	5.14%
Annualized expense ratio*	0.77%
Loan to value ratio (as of 31 December 2020)	24.98%

* Expenses exclude financial charges, depreciation and amortization.

The numbers represent the quarter ending on 31 December 2020 and are unaudited.

Net Asset Value (SAR per Unit)



Market Cap	SAR 2,212mn
Outstanding Units	158,000,000
Market Unit Price	SAR 14.00
NAV**	SAR 1,770.46mn
NAV Per Unit	SAR 11.21
Portfolio Value	SAR 2,294.17mn
Listing Date	11/02/2018
Fund Term	99 Years
Dividend Frequency	Quarterly
Tadawul Ticker	4342
Bloomberge Ticker	JADWAREI AB EQUITY
Management Fee	0.75% of NAV
Custodian Fee	0.025% of NAV
Administrator Fee	SAR 136,856

The numbers are as of 31 December 2020 and are unaudited

** NAV: Net Asset Value is based on fair value of portfolio valuations at 30 June 2020.

Material changes:

On 30/11/2020, Jadwa Investment has announced that Jadwa REIT Saudi Fund has invested an amount of 450 million Saudi riyals in a closed-ended Shariah-compliant private real estate investment fund which is managed by Jadwa Investment. Due to the Private Fund being managed by the Fund Manager, and stemming from the responsibility to follow the governance standards to ensure achieving transparency and protect the interests of investors, and to avoid conflicts of interest, the members representing the Fund Manager in the Fund board abstained from voting on the Fund Manager's recommendation to invest in The Private Fund.

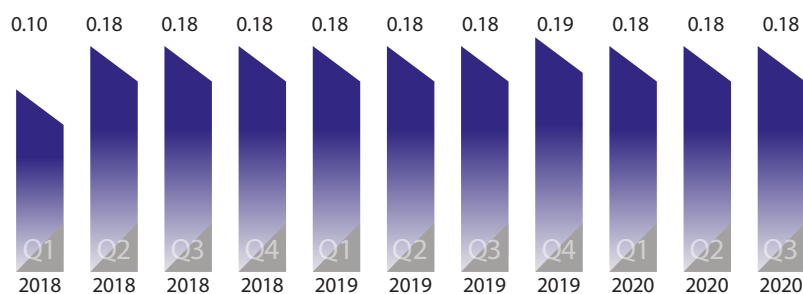
Contact info:

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P.O. BOX. 60677 Riyadh 11555
Sky Towers, King Fahd Road. Kingdom of Saudi Arabia
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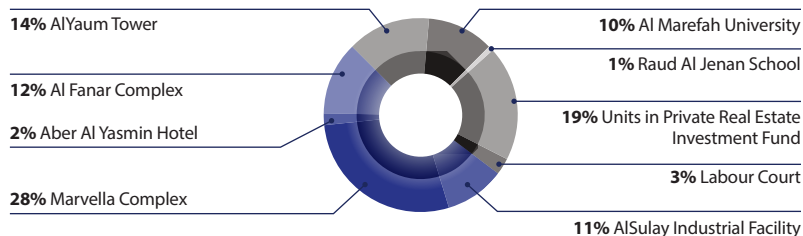
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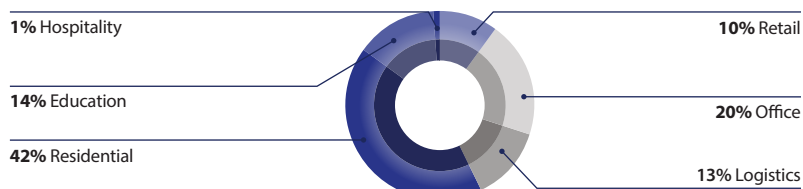
Dividend Distribution (SAR per Unit)



Portfolio Allocation by Asset

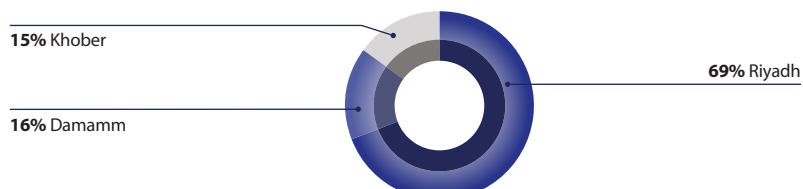


Portfolio Allocation by Sector



* The portfolio allocation by sector only includes the direct investment in real estate income generating assets.

Portfolio Allocation by Geography



* The portfolio allocation by geography only includes the direct investment in real estate income generating assets.

جدوى للإستثمار
Jadwa Investment

