



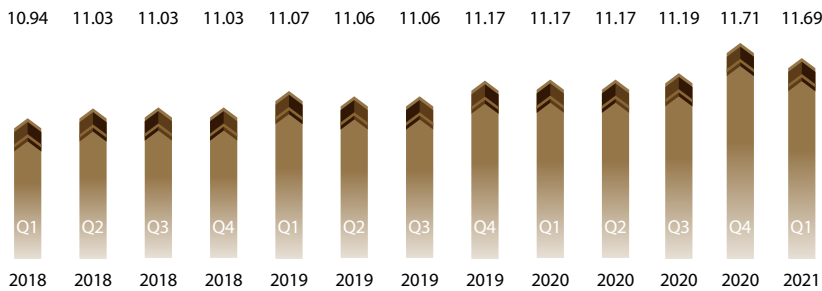
**Jadwa REIT Saudi Fund** is a closed-ended Shariah compliant real estate investment-traded fund listed in the Saudi Stock Exchange "Tadawul". The primary investment objective of the Fund is to provide its investors with regular income by investing in income-generating real estate assets in Saudi Arabia,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

### Key Highlights

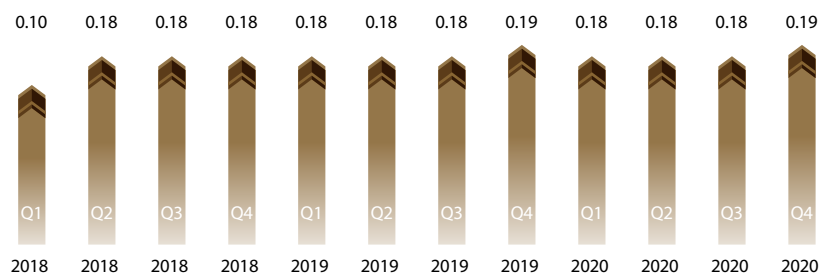
Rental income for the period	SAR 35,409,841
Total expenses for the period*	SAR 4,157,475
Annualized rental income to NAV per unit	7.67%
Annualized dividend yield	4.90%
Annualized expense ratio*	0.73%
Loan to value ratio (as of 31 March 2021)	24.14%

\* Expenses exclude financial charges, depreciation and amortization.  
The numbers represent the quarter ending on 31 March 2021 and are unaudited.

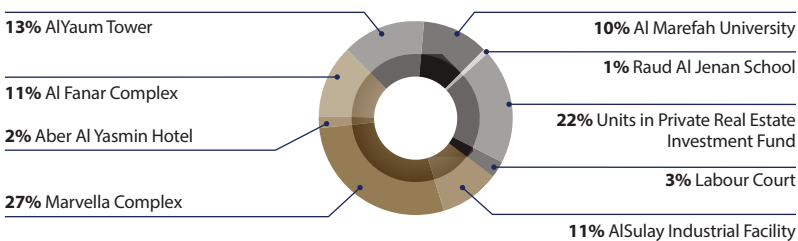
### Net Asset Value (SAR per Unit)



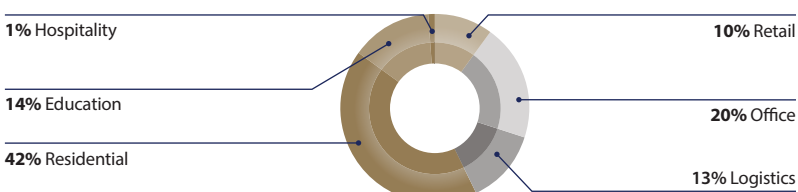
### Dividend Distribution (SAR per Unit)



### Portfolio Allocation by Asset

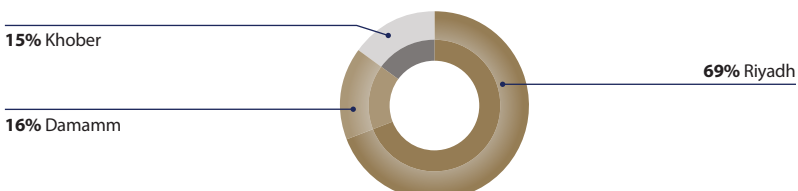


### Portfolio Allocation by Sector



\* 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.

Market Cap	SAR 2,452mn
Outstanding Units	158,000,000
Market Unit Price	SAR 15.52
NAV**	SAR 1,846.29mn
NAV Per Unit	SAR 11.69
Portfolio Value	SAR 2,374.56mn
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 140,962

The numbers are as of 31 March 2021 and are unaudited  
\*\* NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2020.

### Material changes:

- On 3/3/2021, the Board of Directors approved the suggested change in the Fund's total asset value which the Fund Manager intends to submit to CMA "Tadawul" in connection with the acquisition of a targeted real estate property (retail and offices complex) by the Fund. The total asset value will be increased by SR 370 million through accepting in-kind and cash subscriptions, after obtaining the necessary approvals for the acquisition of the targeted real estate property.
- On 3/3/2021, the Fund signed a Sale and Purchase Agreement for Riyadh Boulevard property with a purchase price of SR 320 million. The purchase will be financed by increasing the total value of the Fund's assets to SR 370 million, by accepting an in-kind contribution from the seller of the property amounting to SR 120 million in addition to the issuance of additional cash units in the Fund amounting to SR 250 million, which will finance the purchase of the property, real estate transfer tax and acquisition costs.
- On 22/03/2021, Jadwa Investment Company has announced addendum announcement to invest an amount of SR 450 million in private real estate investment fund. The details as follows: - REIF has a term of 10 years, which can be extended for 2 additional periods of 5 years each. - REIF targets a fund size of SR 10 billion, while the initial closing successfully raised the amount of SR 2.8 billion. - REIF acquisitions were funded by accepting in-kind and cash subscriptions in the amount of SR 1.5 billion, and the remainder was funded by obtaining bank loans amounting to SR 1.3 billion from Saudi banks for a period of 5 years, provided that the full amount of the financing is to be paid at the end of the fifth year. - The initial portfolio of assets for REIF as per the below details:
  - Al Nakhla Residential Compound: The property was acquired at a purchase price of 1.8 billion and an expected net return of 8.93%.
  - REIF Flats: The property was acquired at a purchase price of SR 87 million, and will be operated after the completion of its development.
  - Seven commercial, office and service towers in the "Laysen Valley" project: The property was acquired at a purchase price of 650 million and an expected net return of 8.32%.

### Contact info:

(966) 11 279 1111  
P.O. BOX. 60677 Riyadh 11555  
Sky Towers, King Fahd Road. Kingdom of Saudi Arabia  
www.jadwa.com

### Disclaimer:

Jadwa Investment or its directors, staff, or affiliates makes no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness, or usefulness of any information that is contained in this material. It is not the intention of this material to be used or deemed as an advice, option or for any action that may take place in future. Unless otherwise stated, all information contained in this material shall not be reproduced, in whole or in part, without the specific written permission of Jadwa Investment. The content of this document is for information purposes only. Jadwa Investment does not hold itself out as providing legal, financial or other advice via this document. Investments in Jadwa's products are governed by their Terms and Conditions. Some products are exposed to foreign currencies and changes in currency exchange rates which may have an adverse effect on the value and price. The product's value is subject to fluctuations and the investor may not receive the full amount that is originally invested. The information provided in this document may be changed at any time without prior notice. Past performance is not an indicative of future returns. Jadwa Investment is authorized and regulated by the Capital Market Authority of Saudi Arabia.

