

Fund Fact Sheet

Q1 2022

جدوى ريت السعودية
Jadwa REIT Saudi



Market Cap	SAR 2,716mn
Outstanding Units	186,509,785
Unit trading price at the end of the quarter	SAR 14.56
NAV **	SAR 2,085.56mn
Total assets value	SAR 2,712.11mn
NAV Per Unit	SAR 11.18
Portfolio Value	SAR 2,629.98mn
Listing Date	11/02/2018
Fund Term	99 Years
Dividend Frequency	Quarterly
Tadwaul Ticker	4342
Bloomberg Ticker	JADWAREI AB EQUITY
Management Fee	0.75% of NAV
Custodian Fee	0.025% of NAV
Administrator Fee	SAR 145,191

The numbers are as of 31 March 2022 and are unaudited

** NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2021.

Material changes:

No Material changes.

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.

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.

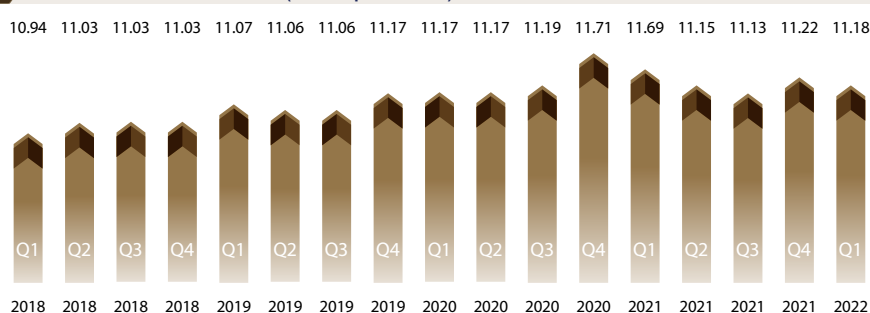
Key Highlights

Rental income for the period	SAR 40,726,760
Total expenses for the period*	SAR 5,314,472
Rental income to NAV per unit	1.95%
Expense ratio *	0.20%
Loan to value ratio (as of 31 March 2022)	22.24%
Loan availability period	31 July 2021
Loan due date	31 July 2023
Fund manager investment details in the fund's units	10,558,353 units

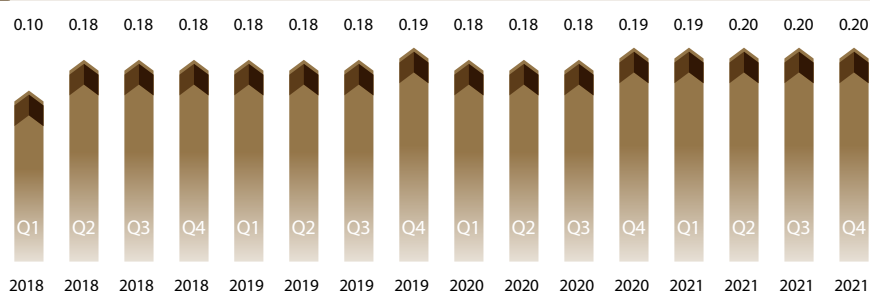
* Expenses exclude financial charges, depreciation and amortization.

** As of March 31, 2022 the Fund Manager has not announced any dividends distributions relating to the first quarter of year 2022. The numbers represent the quarter ending on 31 March 2022 and are unaudited.

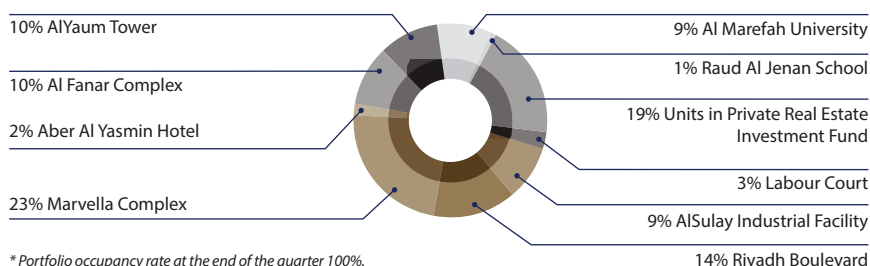
Net Asset Value (SAR per Unit)



Dividend Distribution (SAR per Unit)

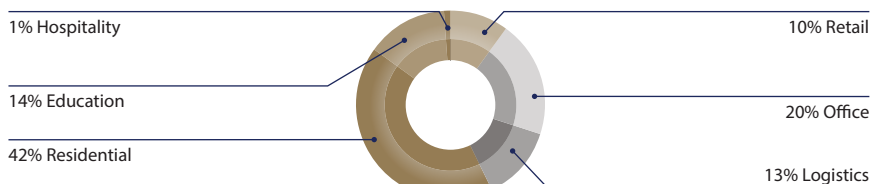


Portfolio Allocation by Asset



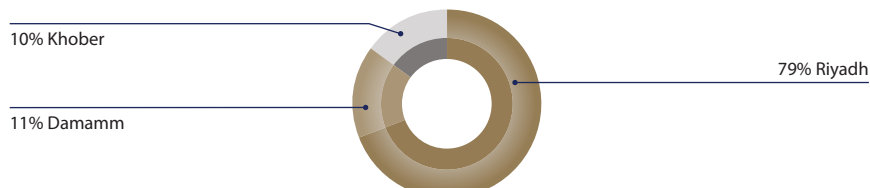
* Portfolio occupancy rate at the end of the quarter 100%.

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.



Fund Fact Sheet

Q1 2022

جدوى ريت السعودية
Jadwa REIT Saudi



Expenses details (SAR)

Expenses	Expenses during Q3	% of expenses from NAV	Maximum expenses
Management Fee	3,863,989	0.185%	0.75% of NAV
Tax Fee	90,284	0.004%	0.10% of NAV
Registrar Fees	100,000	0.005%	400,000
Custody Fee	80,000	0.004%	320,000
Listing Fees	74,384	0.004%	300,000
Professional Fees	74,100	0.004%	0.10% of NAV
Insurance Premiums	37,005	0.002%	0.10% of NAV
Administrator Fees	62,839	0.003%	140,962
Property Valuation Fees	36,905	0.002%	0.10% of NAV
Legal Fee	22,975	0.001%	0.10% of NAV
Audit Fee	10,000	0.000%	40,000
Bank charges	-	0.000%	0.10% of NAV
Directors Fee	5,000	0.000%	20,000
Marketing Fees	-	0.000%	0.10% of NAV
Other Expenses	812,578	0.039%	0.10% of NAV
Repair and Maintenance	-	0.000%	0.10% of NAV
Property Management Fees	44,384	0.002%	0.10% of NAV
Underwriting commission	-	0.000%	0.10% of NAV
Total	5,314,472	0.255%	

Dividends distribution for the quarter

Dividends distribution policy	"Annual dividend distributions of not less than 90% of the Fund's annual net profits"
Total dividends distributed in the reporting quarter (Any dividends paid subsequent to the last disclosed report)*	SAR 37,301,957
Dividends distributed per unit*	0.2
Dividends distributed on unit price*	1.34%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Tuesday March 15, 2022
Number of outstanding units for which dividends were distributed during the quarter	Units 186,509,785
Percentage of distribution to Fund's Net Asset Value	1.70%

* There are no distributions resulting from the proceeds of previous sales up to the same quarter of the previous year.

