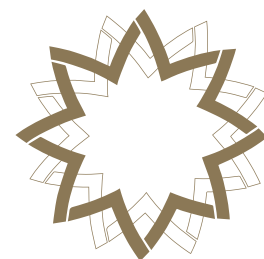


Fund Fact Sheet

Q3 2022

جدوى ريت السعودية
Jadwa REIT Saudi



Market Cap	SAR 2,182mn
Outstanding Units	186,509,785
Unit trading price at the end of the quarter	SAR 11.70
NAV **	SAR 2,077.82mn
Total assets value	SAR 2,704.66mn
NAV Per Unit	SAR 11.14
Portfolio Value	SAR 2,607.60mn
Listing Date	11/02/2018G
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 30 June 2022 and are unaudited

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

Material changes:

1- On 05/07/2022G, Jadwa Investment Company ("Fund Manager"), in its capacity as the manager of the Jadwa REIT Saudi Fund (the "Fund"), announces the sale of Raud Al Jenan School property (the "property") located Al Nakheel district in Riyadh in 05/12/1443H corresponding 04/07/2022G, after obtaining the approval of the fund board on the property sale plan, and signing the sale and purchase agreement with the relevant parties. The property was sold at a price of (SAR 27,000,000), which resulted in a 12% capital gain on the book value of the property. It is also worth noting that the fund had acquired the property in January of 2019 and enjoyed an annual net rent yield of 10% over this period.

2- On 27/07/2022G, Jadwa Investment Company ("Fund Manager"), in its capacity as the manager of the Jadwa REIT Saudi Fund (the "Fund"), announces the signing of sale and purchase agreement for Al Fanar complex the commercial part only (the "property") located in Al Rawabi district in Khobar on 28/12/1443H corresponding 27/07/2022G, after obtaining the approval of the fund board on the property sale plan. The sale price is (SAR 140,000,000). It is also worth noting that the fund had acquired the property in February of 2018 and enjoyed an annual net rent yield of 8.25% over this period.

3- On 14/09/2022G, Jadwa Investment Company has announced addendum announcement for the completion of the sale process and transferring the title deed of Al Fanar complex the commercial part only to the buyer after fulfilling sale and purchase agreement terms and receiving the sale proceeds to the fund.

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Jadwa REIT Saudi Fund 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

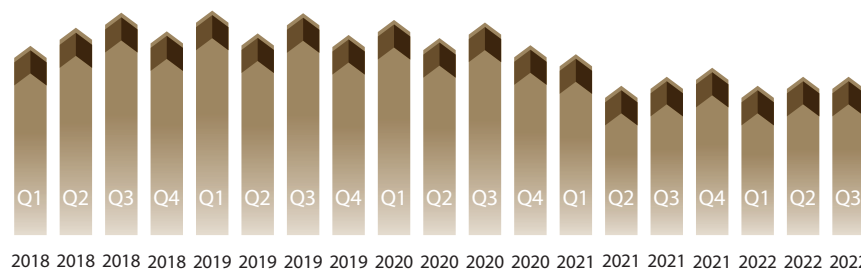
Rental income for the period	SAR 40,118,334
Total expenses for the period*	SAR 6,353,784
Rental income to NAV per unit	1.95%
Dividend yield	0.00%
Total dividends distributed*	-
Expense ratio *	0.23%
Loan to value ratio (as of 30 June 2022)	22.11%
Loan availability period	31 July 2021
Loan due date	31 July 2023
Fund manager investment details in the fund's units	10,558,353 units

* Expenses exclude financial charges, depreciation and amortization.

** As of September 30, 2022 the Fund Manager has not announced dividends distributions relating to the third quarter of year 2022. The numbers represent the quarter ending on 30 September 2022 and are unaudited.

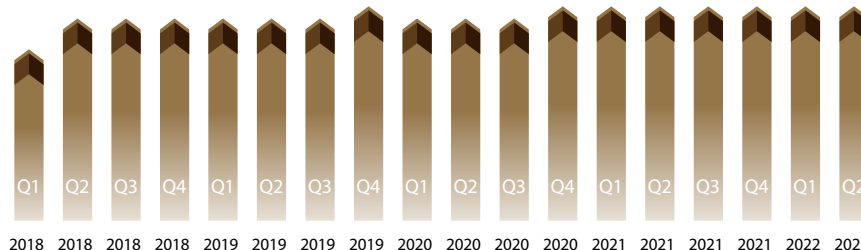
Net Asset Value (SAR per Unit)

10.94 11.03 11.03 11.03 11.07 11.06 11.06 11.17 11.17 11.17 11.19 11.71 11.69 11.15 11.13 11.22 11.18 11.15 11.01

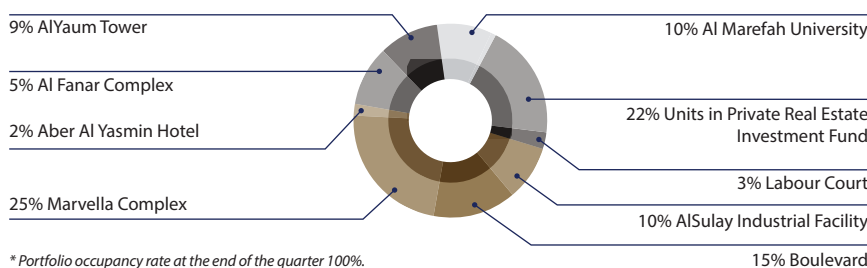


Dividend Distribution (SAR per Unit)

0.10 0.18 0.18 0.18 0.18 0.18 0.18 0.19 0.18 0.18 0.18 0.19 0.19 0.20 0.20 0.20 0.20 0.20

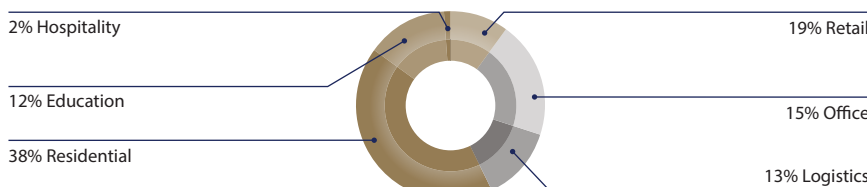


Portfolio Allocation by Asset



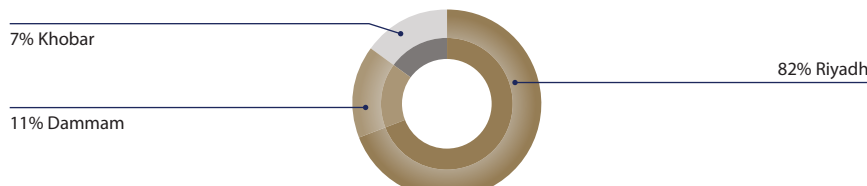
* Portfolio occupancy rate at the end of the quarter 100%.

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

Q3 2022

جدوى ريت السعودية
Jadwa REIT Saudi



Expenses details (SAR)

Expenses	Expenses during Q3	% of expenses from NAV	Maximum expenses
Management Fee	3,976,680	0.194%	0.75% of NAV
Tax Fee	75,774	0.004%	0.10% of NAV
Registrar Fees	100,000	0.005%	400,000
Custody Fee	80,000	0.004%	320,000
Listing Fees	75,616	0.004%	300,000
Professional Fees	2,500	0.000%	0.10% of NAV
Insurance Premiums	-	0.000%	0.10% of NAV
Administrator Fees	84,073	0.004%	140,962
Property Valuation Fees	36,905	0.002%	0.10% of NAV
Legal Fee	2,000	0.000%	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	1,099,563	0.054%	0.10% of NAV
Repair and Maintenance	-	0.000%	0.10% of NAV
Property Management Fees	805,673	0.039%	0.10% of NAV
Underwriting commission	-	0.000%	0.10% of NAV
Total	6,353,784	0.309%	

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*	1.51%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Sunday September 11, 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	1.79%

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

