

Fund Fact Sheet

Q4 2022

جدوى ريت السعودية
Jadwa REIT Saudi



Market Cap	SAR 2,406 mn
Outstanding Units	186,509,785
Unit trading price at the end of the quarter	SAR 12.90
NAV **	SAR 2,036.88 mn
Total assets value	SAR 2,554.90 mn
NAV Per Unit	SAR 10.92
Portfolio Value	SAR 2,401.17 mn
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 December 2022 and are unaudited
** NAV: Net Asset Value is based on fair value of portfolio valuations at 30 June 2022.

Material changes:

No Material changes.

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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

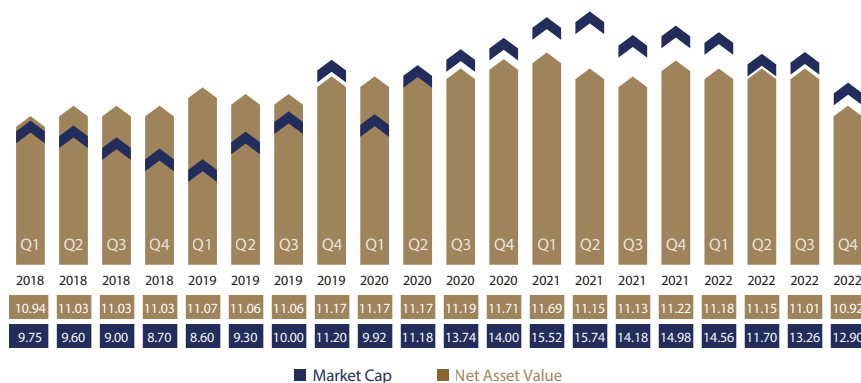
Key Highlights

Rental income for the period	SAR 36,118,842
Total expenses for the period*	SAR 5,948,807
Rental Income to Market Value	1.50%
Dividend yield	0.00%
Total dividends distributed*	-
Expense ratio *	0.23%
Loan to value ratio (as of 30 June 2022)	17.74%
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

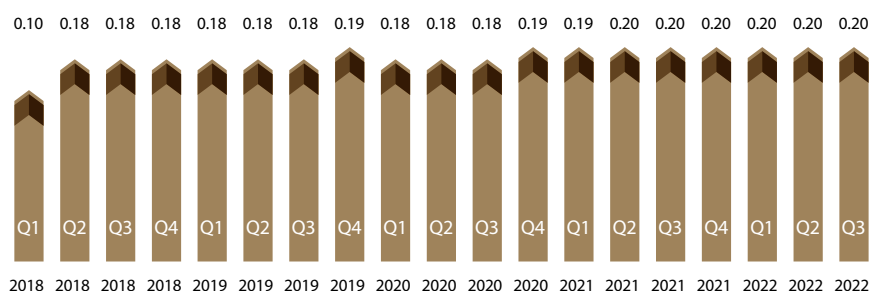
* Expenses exclude financial charges, depreciation and amortization.

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

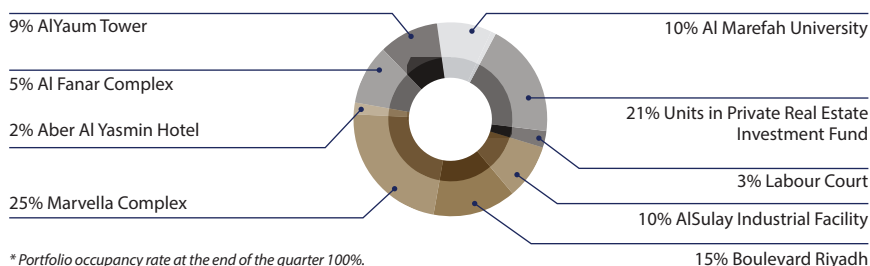
Net Asset Value and Market Cap (SAR per Unit)



Dividend Distribution (SAR per Unit)

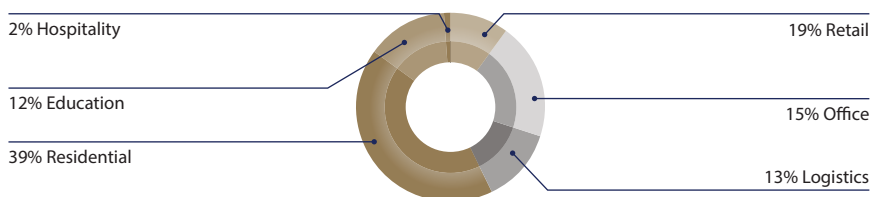


Portfolio Allocation by Asset



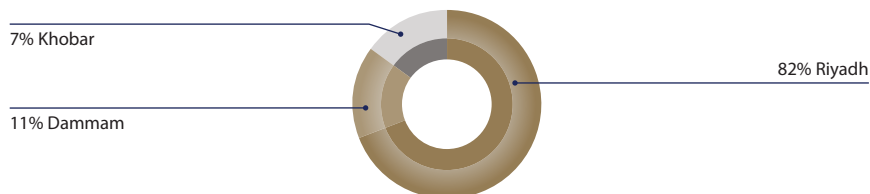
* Portfolio occupancy rate at the end of the quarter 100%.

Portfolio Allocation by Sector



* Portfolio occupancy rate at the end of the quarter is 100%, Except Boulevard Riyadh occupancy rate is 88%.

Portfolio Allocation by Geography



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



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Expenses details (SAR)

Expenses	Expenses during Q4	% of expenses from NAV	Maximum expenses
Management Fee	3,610,542	0.177%	0.75% of NAV
Tax Fee	85,281	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	85,304	0.004%	140,962
Property Valuation Fees	42,905	0.002%	0.10% of NAV
Legal Fee	-	0.000%	0.10% of NAV
Audit Fee	10,000	0.000%	40,000
Transaction Fee	1,252,500	N/A	0.75% from sale price of asset
Bank charges	12,980	0.001%	0.10% of NAV
Directors Fee	5,000	0.000%	20,000
Marketing Fees	-	0.000%	0.10% of NAV
Other Expenses	298,941	0.076%	0.10% of NAV
Repair and Maintenance	-	0.000%	0.10% of NAV
Property Management Fees	287,238	0.014%	0.10% of NAV
Underwriting commission	-	0.000%	0.10% of NAV
Total	5,948,807	0.292%	

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*	1.55%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Wednesday December 07, 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.

