

Fund Fact Sheet

Q2 2023

جدوى ريت السعودية
Jadwa REIT Saudi



Market Cap	SAR 2,503mn
Outstanding Units	186,509,785
Unit trading price at the end of the quarter	SAR 13.42
NAV **	SAR 2,011.67mn
Total assets value	SAR 2,500.94mn
NAV Per Unit	SAR 10.79
Portfolio Value	SAR 2,403.26mn
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 149,546

The numbers are as of 30 June 2023 and are unaudited

** NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2022.

Material changes:

On 02/05/2023G, Jadwa Investment Company has announced an amendment to the signing of a Sale and Purchase Agreement for a leased land located in Jeddah on Prince Sultan bin Abdulaziz Road in Al Zahra district with a total size of (161,276) sqm. (the "Agreement") on 19/09/1443H corresponding to 20/04/2022G, Jadwa Investment Company wishes to announce that an addendum to the Agreement has been signed on 11/10/1444H corresponding to 01/05/2023G according to the following details: Decreasing the acquisition price from 500 million Saudi riyals to 400 million Saudi riyals (excluding RETT and acquisition fees) with a decrease of 20% that results in an increase in the average acquisition yield to 8.96%.

It is expected that the result of this transaction will be positive on the Fund's financial performance in the second half of 2023 in the event that this transaction is completed.

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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.

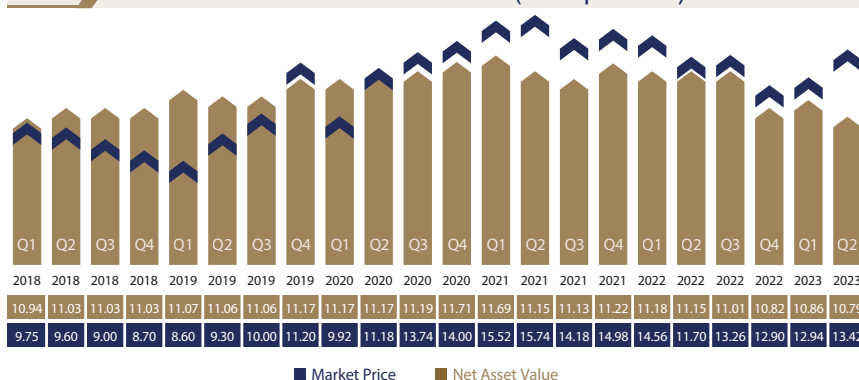
Key Highlights

Rental income for the period	SAR 36,464,099
Total expenses for the period*	SAR 7,017,773
Rental Income to Market Value	1.51%
Dividend yield	0.00%
Total dividends distributed*	-
Expense ratio *	0.28%
Loan to value ratio (as of 30 June 2023)	18.12%
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

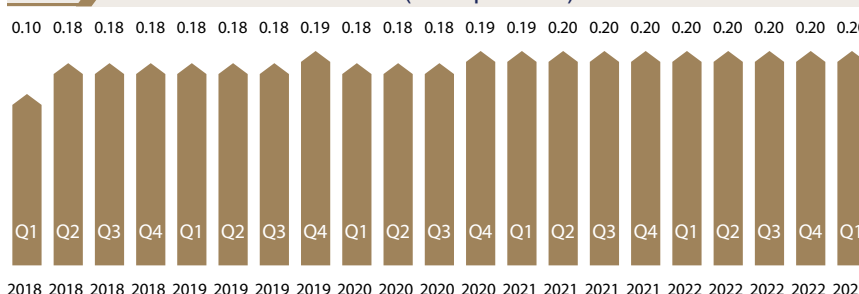
* Expenses exclude financial charges, depreciation, amortization and Provisions.

** As of June 30, 2023 the Fund Manager has not announced dividends distributions relating to the second quarter of year 2023. The numbers represent the quarter ending on 30 June 2023 and are unaudited.

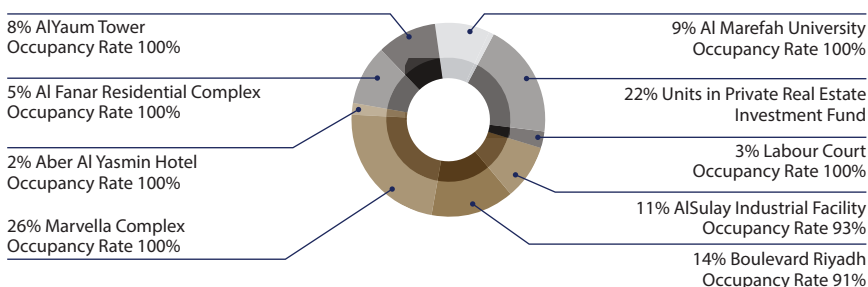
Net Asset Value / Market Price (SAR per Unit)



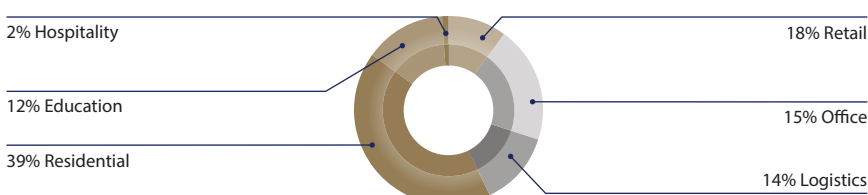
Dividend Distribution (SAR per Unit)



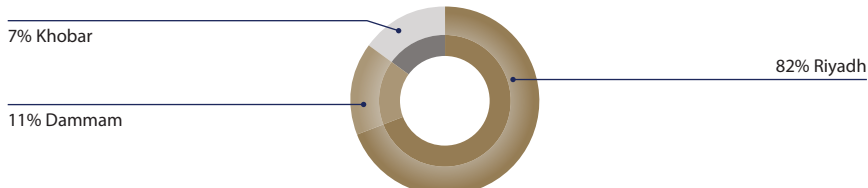
Portfolio Allocation by Asset / Occupancy Rate



Portfolio Allocation by Sector

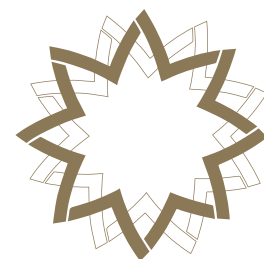


Portfolio Allocation by Geography



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





Expenses details (SAR)

Expenses	Expenses during Q2	% of expenses from NAV	Maximum expenses
Management Fee	3,773,631	0.188%	0.75% of NAV
Tax Fee	838,824	0.042%	0.10% of NAV
Registrar Fees	100,000	0.005%	400,000
Custody Fee	80,000	0.004%	320,000
Listing Fees	74,795	0.004%	300,000
Professional Fees	169,969	0.008%	0.10% of NAV
Insurance Premiums	39,038	0.002%	0.10% of NAV
Administrator Fees	28,757	0.001%	149,546
Property Valuation Fees	55,405	0.003%	0.10% of NAV
Legal Fee	235,000	0.012%	0.10% of NAV
Audit Fee	10,000	0.000%	40,000
Bank charges	-	0.003%	0.10% of NAV
Directors Fee	5,000	0.000%	20,000
Loan Service Fee Expenses	52,109	0.000%	0.10% of NAV
Other Expenses	1,260,819	0.063%	0.10% of NAV
Repair and Maintenance	-	0.000%	0.10% of NAV
Property Management Fees	294,426	0.015%	0.10% of NAV
Total	7,017,773	0.349%	

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*	1.49%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Wednesday May 31, 2023.
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	1.85%

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

