

# Fund Fact Sheet

## Q3 2023

جدوى ريت السعودية  
Jadwa REIT Saudi



<b>Market Cap</b>	SAR 2,331mn
<b>Outstanding Units</b>	186,509,785
<b>Unit trading price at the end of the quarter</b>	SAR 12.50
<b>NAV **</b>	SAR 2,033.54mn
<b>Total assets value</b>	SAR 2,538.81mn
<b>NAV Per Unit</b>	SAR 10.90
<b>Portfolio Value</b>	SAR 2,011.12mn
<b>Listing Date</b>	11/02/2018
<b>Fund Term</b>	99 Years
<b>Dividend Frequency</b>	Quarterly
<b>Tadawul Ticker</b>	4342
<b>Bloomberg Ticker</b>	JADWAREI AB EQUITY
<b>Management Fee</b>	0.75% of NAV
<b>Custodian Fee</b>	0.025% of NAV
<b>Administrator Fee</b>	SAR 149,546

The numbers are as of 30 September 2023 and are unaudited  
\*\* NAV: Net Asset Value is based on fair value of portfolio valuations at 30 June 2023.

### Material changes:

1- On 04/7/2023G, Jadwa Investment Company, in its capacity as the fund manager of Jadwa REIT Saudi Fund (the "Fund"), announces updates on its investment in the Real Estate Investment Fund that has successfully exited one of its properties "Al-Nakhla Residential Compound" (the "Property") located Qurtobah district in Riyadh, The exited Property representing more than 70% of the real estate portfolio of the Real Estate Investment fund at a price of SAR 2.5 Billion. The financial impact of this transaction is expected to be generally positive on the Fund's financial performance in the second half of 2023

2- On 20/8/2023G, Jadwa Investment Company has announced the signing of shariah-compliant facility agreement with Banque Saudi Fransi (the "Agreement") after obtaining the Fund's Board of Directors approval. The Agreement was signed with a limit of (SAR 1,000,000,000), that will be used for the purpose of repaying the entire existing facility with Banque Saudi Fransi related to the previous facility of (SAR 453,122,500) and the remaining will be used to finance the Fund's investment objectives.

The signing of the Agreement resulted in a decrease in profit margin from 2% + SAIBOR to 1.5% + SAIBOR and a repayment structure of repaying the full drawdown amount in one payment after five years. During the period of the Agreement, only the cost of financing will be incurred. The impact of the decline in the profit margin is expected to be positive on the fund's financial performance over the next five-year period.

3- On 24/8/2023G, Jadwa Investment Company has announced the signing of sale and purchase agreement for Al Fanar Residential compound only (the "property") located in Al Rawabi district in Khobar on 07/02/1445H corresponding 23/08/2023G, after obtaining the approval of the fund board on the property sale plan. The sale price is (SAR 90,000,000). 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. It is expected that the result of this transaction will be positive on the Fund's financial performance in the second half of 2023.

4- On 27/9/2023G, Jadwa Investment Company has announced updates on its investment in the Real Estate Investment Fund that has successfully exited one of its properties Jadwa Investment Company wishes to announce that the Fund has received a total cash distribution amount of (SAR 421,132,110). The cash distribution translates to (SAR 9.36) per Fund unit in Real Estate Investment Fund according to the following details: (1) A capital repayment of (SAR 322,867,951), resulting in the remaining units in the Real Estate Investment Fund being (12,713,205) units out of the total of (45,000,000) units. (2) A capital gain distribution of (SAR 98,264,159).

### 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.

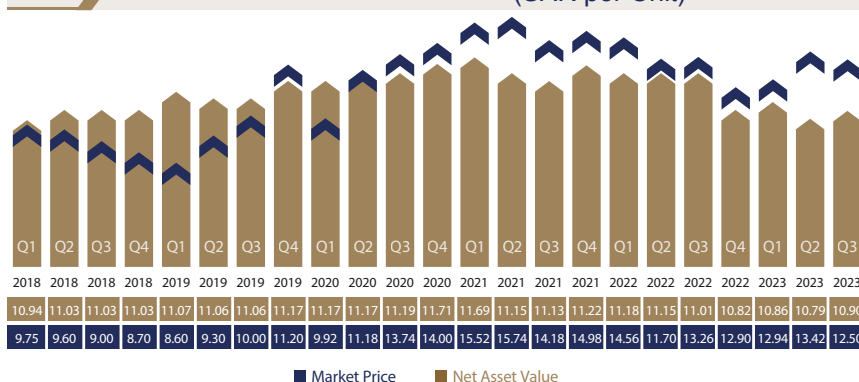
### Key Highlights

<b>Rental income for the period</b>	SAR 36,545,773
<b>Total expenses for the period*</b>	SAR 7,291,041
<b>Rental Income to Market Value</b>	1.51%
<b>Dividend yield</b>	0.00%
<b>Total dividends distributed*</b>	-
<b>Expense ratio *</b>	0.29%
<b>Loan to value ratio (as of 30 September 2023)</b>	17.85%
<b>Loan availability period</b>	31 July 2021
<b>Loan due date</b>	01 November 2023
<b>Fund manager investment details in the fund's units</b>	10,558,353 units

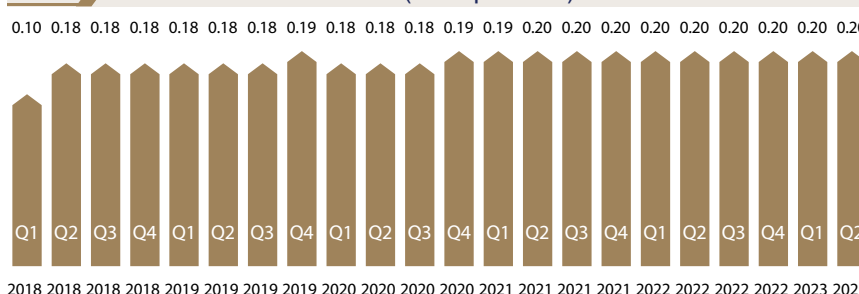
\* Expenses exclude financial charges, depreciation and amortization.

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

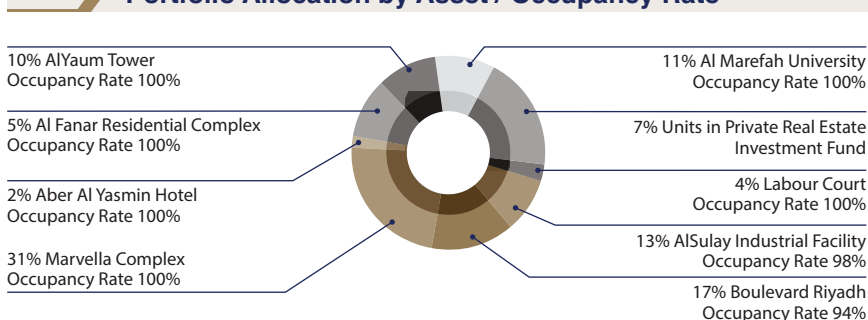
### Net Asset Value / Market Price (SAR per Unit)



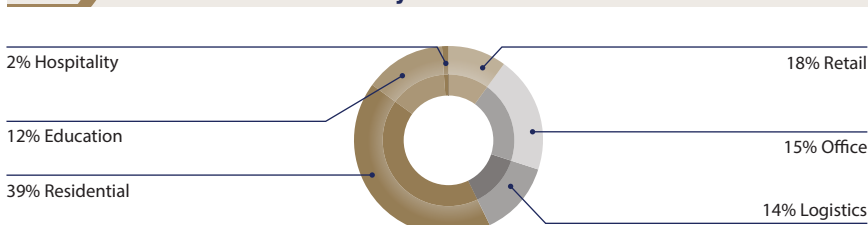
### Dividend Distribution (SAR per Unit)



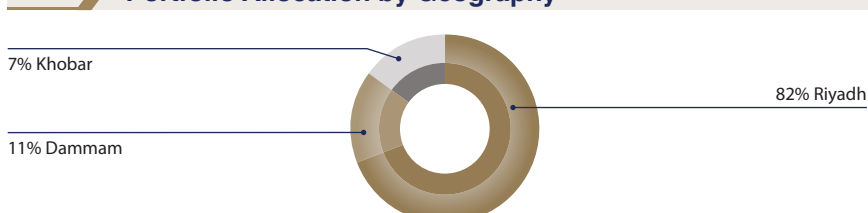
### Portfolio Allocation by Asset / Occupancy Rate



### Portfolio Allocation by Sector

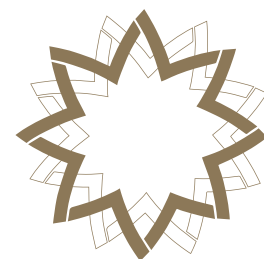


### Portfolio Allocation by Geography



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





### Expenses details (SAR)

Expenses	Expenses during Q3	% of expenses from NAV	Maximum expenses
Management Fee	3,986,042	0.196%	0.75% of NAV
Tax Fee	354,958	0.017%	0.10%
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	101,242	0.005%	0.10%
Insurance Premiums	17,917	0.001%	0.10%
Administrator Fees	28,757	0.001%	149,546
Property Valuation Fees	83,085	0.004%	0.10%
Legal Fee	117,375	0.006%	0.10%
Audit Fee	25,000	0.001%	70,000
Bank charges	-	0.000%	0.10%
Directors Fee	5,000	0.000%	20,000
Loan Service Fee Expenses	208,436	0.010%	0.10%
Other Expenses	993,799	0.049%	0.10%
Repair and Maintenance	1,037,871	0.051%	0.10%
Property Management Fees	75,943	0.004%	0.10%
<b>Total</b>	<b>7,291,041</b>	<b>0.359%</b>	

### 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*	1.60%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Sunday August 13, 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.

