

Fund Fact Sheet

Q4 2023

جدوى ريت السعودية
Jadwa REIT Saudi



Market Cap	SAR 2,499mn
Outstanding Units	186,509,785
Unit trading price at the end of the quarter	SAR 13.40
NAV **	SAR 2,094.27mn
Total assets value	SAR 2,348.35mn
NAV Per Unit	SAR 11.23
Portfolio Value	SAR 2,220.38mn
Listing Date	11/02/2018
Fund Term	99 Years
Dividend Frequency	Quarterly
Tadawul 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 31 December 2023 and are unaudited
** NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2023.

Material changes:

1- On 08/11/2023G, Jadwa Investment Company, in its capacity as the fund manager of Jadwa REIT Saudi Fund (the "Fund"), announces that the Fund has signed a Sale and Purchase Agreement for Offices Complex (the "Agreement") on 24/04/1445H corresponding to 08/11/2023G, according to the following details: (1) The property is located in Hittin district in the northern region of Riyadh and Known as "Lafif". (2) The property is an office complex with a land size of (6,000) sqm and a built-up area of (18,991) sqm including two basement floors. (3) The property is newly developed and has leased 60% of its total units, with a total revenue of SAR 7 million. (4) The purchase price is SAR 120 million (excluding Real Estate Transaction Tax). The acquisition will be financed using the available facility. (5) The Agreement is subject to completing the required technical and legal due diligence.

The Fund Manager also confirms that there are no related parties in this transaction. It is expected that the result of this transaction will be positive on the Fund's financial performance in the first half of 2024 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.

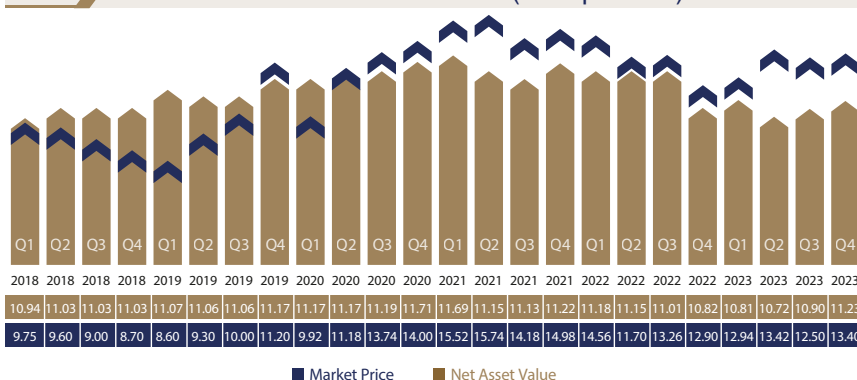
Key Highlights

Rental income for the period	SAR 36,999,405
Total expenses for the period*	SAR 8,016,460
Rental Income to Market Value	1.53%
Dividend yield	0.00%
Total dividends distributed*	-
Expense ratio *	0.34%
Loan to value ratio (as of 31 December 2023)	8.61%
Loan availability period	2 Aug 2023
Loan due date	30 Sep 2028
Fund manager investment details in the fund's units	10,558,353 units

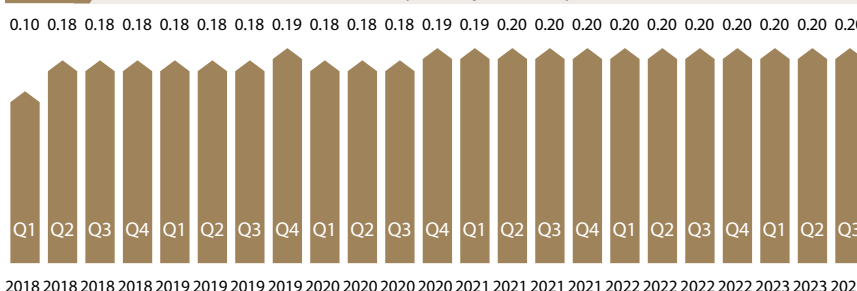
* Expenses exclude financial charges, depreciation and amortization.

* As of December 31, 2023 the Fund Manager has not announced dividends distributions relating to the fourth quarter of year 2023. The numbers represent the quarter ending on 31 December 2023 and are unaudited.

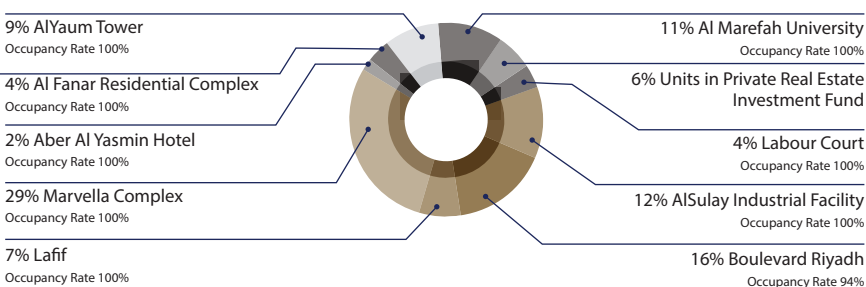
Net Asset Value / Market Price (SAR per Unit)



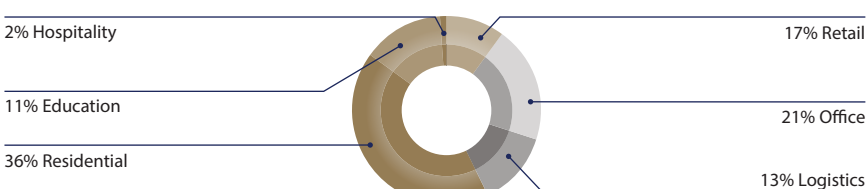
Dividend Distribution (SAR per Unit)



Portfolio Allocation by Asset / Occupancy Rate

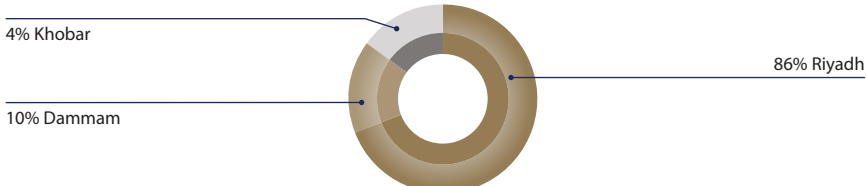


Portfolio Allocation by Sector



* 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.



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Expenses details (SAR)

Expenses	Expenses during Q4	% of expenses from NAV	Maximum expenses
Management Fee	4,354,069	0.208%	0.75% of NAV
Tax Fee	1,325,748	0.063%	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	232,933	0.011%	0.10%
Insurance Premiums	226,015	0.011%	0.10%
Administrator Fees	28,757	0.001%	149,546
Property Valuation Fees	95,500	0.005%	0.10%
Legal Fee	500	0.000%	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	27,449	0.001%	0.10%
Other Expenses	1,155,819	0.055%	0.10%
Repair and Maintenance	-	0.000%	0.10%
Property Management Fees	284,054	0.014%	0.10%
Total	8,016,460	0.383%	

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 Tuesday November 28, 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.

