

Fund Fact Sheet

Q1 2024

جدوى ريت السعودية
Jadwa REIT Saudi



Market Cap	SAR 2,354mn
Outstanding Units	186,509,785
Unit trading price at the end of the quarter	SAR 12.62
NAV **	SAR 2,104.42mn
Total assets value	SAR 2,698.85mn
NAV Per Unit	SAR 11.28
Portfolio Value	SAR 2,557.34mn
Listing Date	11/02/2018
Fund Term	99 Years
Dividend Frequency	Quarterly
Tadawal Ticker	4342
Bloomberg Ticker	JADWAREI AB EQUITY
Management Fee	0.75% of NAV
Custodian Fee	0.025% of NAV
Administrator Fee	SAR 140,226

The numbers are as of 31 March 2024 and are unaudited
** NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2023.

Material changes:

1- On 18/02/2024G, Jadwa Investment Company has announced the completion of the sale process and transferring the title deed for a leased land located in Jeddah on Prince Sultan bin Abdulaziz Road in Al Zahra district to the Fund on 08/08/1445H corresponding to 18/02/2024G. It is expected that the result of this transaction will be positive on the Fund's financial performance in the second quarter of 2024 in the event that this transaction is completed.

2- On 28/02/2024G, Jadwa Investment Company has announced the completion of the sale process and transferring the title deed for Al Fanar Residential compound located in in Khobar to the buyer after fulfilling sale and purchase agreement terms and receiving the sale proceeds to the fund on 08/18/1445H corresponding to 28/02/2024G. It is expected that the impact will be positive on the fund as the financial impact of the sale will be included in the fund's financial statements for the first half of this year 2024G.

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.

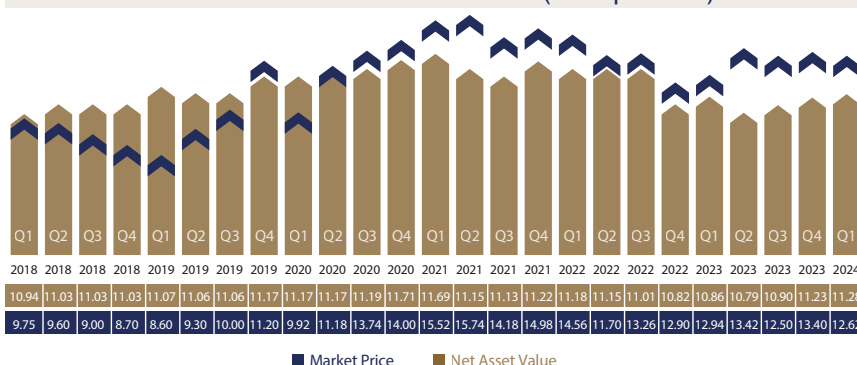
Key Highlights

Rental income for the period	SAR 41,576,583
Total expenses for the period*	SAR 8,131,890
Rental Income to Market Value	1.77%
Dividend yield	0.00%
Total dividends distributed*	-
Expense ratio *	0.30%
Loan to value ratio (as of 31 March 2024)	20.10%
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

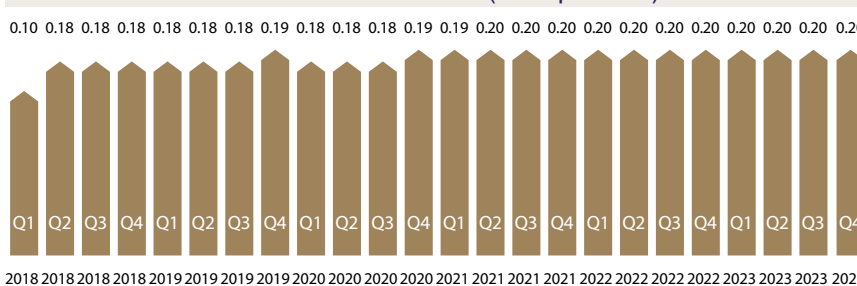
* Expenses exclude financial charges, depreciation and amortization.

* As of March 31, 2024 the Fund Manager has not announced dividends distributions relating to the first quarter of year 2024. The numbers represent the quarter ending on 31 March 2024 and are unaudited.

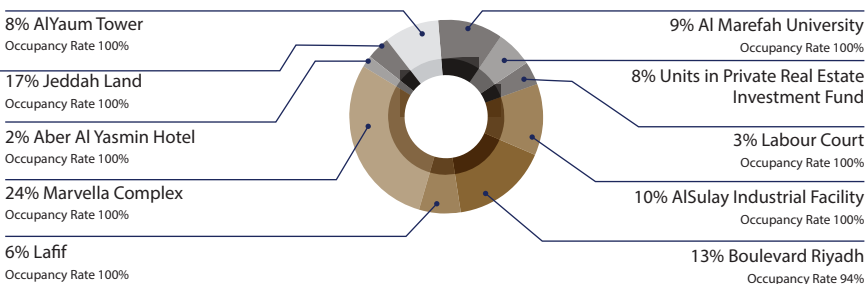
Net Asset Value / Market Price (SAR per Unit)



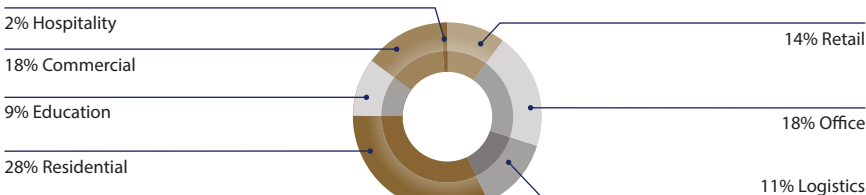
Dividend Distribution (SAR per Unit)



Portfolio Allocation by Asset / Occupancy Rate

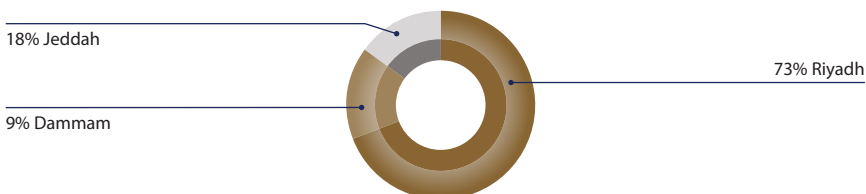


Portfolio Allocation by Sector



* 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.



Fund Fact Sheet

Q1 2024

جدوى ريت السعودية
Jadwa REIT Saudi



Expenses details (SAR)

Expenses	Expenses during Q1	% of expenses from NAV	Maximum expenses
Management Fee	3,926,369	0.187%	0.75% of NAV
Tax Fee	1,727,361	0.082%	0.10%
Registrar Fees	100,000	0.005%	400,000
Custody Fee	80,000	0.004%	320,000
Listing Fees	74,590	0.004%	300,000
Professional Fees	166,117	0.008%	0.10%
Insurance Premiums	114,834	0.005%	0.10%
Administrator Fees	35,056	0.002%	154,033
Property Valuation Fees	89,750	0.004%	0.10%
Legal Fee	229,475	0.011%	0.10%
Audit Fee	17,500	0.001%	70,000
Bank charges	-	0.000%	0.10%
Directors Fee	5,000	0.000%	20,000
Loan Service Fee Expenses	61,855	0.003%	0.10%
Other Expenses	1,343,822	0.064%	0.10%
Repair and Maintenance	-	0.000%	0.10%
Property Management Fees	160,161	0.008%	0.10%
Total	8,131,890	0.386%	

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*	1.58%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Thursday February 15, 2024.
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	1.87%

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

