

Fund Fact Sheet

Q2 2024

جدوى ريت السعودية
Jadwa REIT Saudi



Market Cap	SAR 2,096mn
Outstanding Units	186,509,785
Unit trading price at the end of the quarter	SAR 11.24
NAV **	SAR 2,092.96mn
Total assets value	SAR 2,674.43mn
NAV Per Unit	SAR 11.22
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 30 June 2024 and are unaudited

** NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2023.

Material changes:

On 30/06/2024G, Jadwa Investment Company has announced the signing of sale and purchase agreement for Al Yaum Tower (the "property") located on King Fahad Road in Dammam on 24/12/1445H corresponding 30/06/2024G, after obtaining the approval of the fund board on the property sale plan. The sale price is SAR 190,000,000 (excluding Real Estate Transaction Tax). It is worth noting that the fund had acquired the property in February 2018 and enjoyed a total rent income of SAR 124,800,000, resulting in an average yield of 7.57% over this period. This sale process provides more flexibility for the fund and its financial position, as it is possible to use the proceeds of the sale for many options, for example, but not limited to: Acquire more accretive income-generating real estate assets; partially pay-off the existing bank facilities, which will alleviate the financial liabilities of the Fund. The Fund Manager has confirmed that there is no related party involved in this sale process. The transaction is expected to have a positive long-term impact on the Fund's performance.

On 01/07/2024G, Jadwa Investment Company has an addendum Announcement for sale and purchase agreement of Al Yaum Tower (the "property") The property was acquired in February 2018 for SAR 275,000,000. The difference between the acquisition price and the announced sale price is -30.91%. According to the latest financial statements, the book value of the property is SAR 201,837,500. The difference between the book value and the announced sale price is -5.86%. The Fund received total rental income SAR 124,800,000 from the property. If the sale process is completed, the financial impact will be negative on the financial statements in the short term, as losses amounting to SAR (11,093,711) will be recorded. The loss per unit is (0.06).

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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.

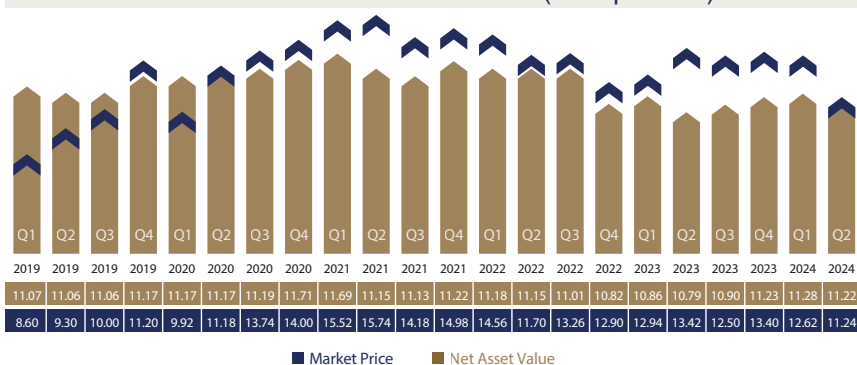
Key Highlights

Rental income for the period	SAR 44,595,983
Total expenses for the period*	SAR 6,888,783
Rental Income to Market Value	2.13%
Dividend yield	0.00%
Total dividends distributed*	-
Expense ratio *	0.26%
Loan to value ratio (as of 30 June 2024)	20.28%
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

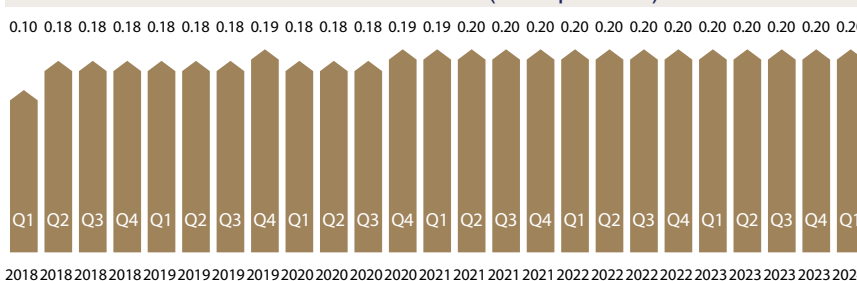
* Expenses exclude financial charges, depreciation and amortization.

* As of June 30, 2024 the Fund Manager has not announced dividends distributions relating to the second quarter of year 2024. The numbers represent the quarter ending on 30 June 2024 and are unaudited.

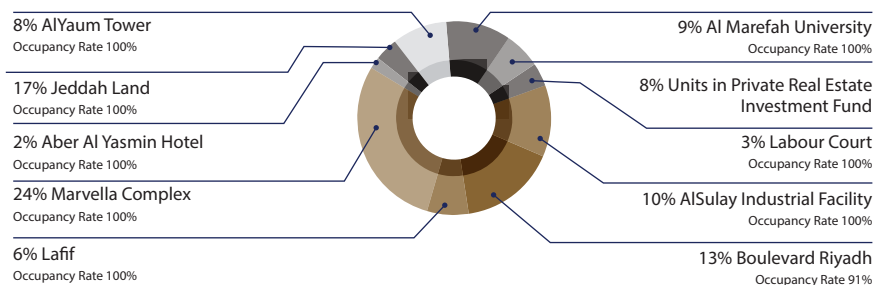
Net Asset Value / Market Price (SAR per Unit)



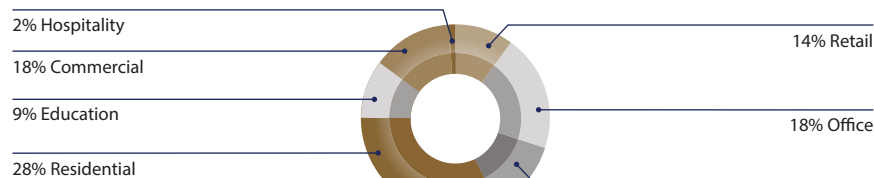
Dividend Distribution (SAR per Unit)



Portfolio Allocation by Asset / Occupancy Rate

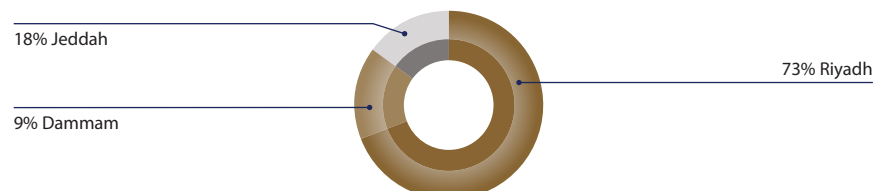


Portfolio Allocation by Sector



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

Portfolio Allocation by Geography



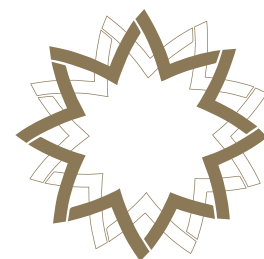
* The portfolio allocation by geography only includes the direct investment in real estate income generating assets.



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Expenses details (SAR)

Expenses	Expenses during Q2	% of expenses from NAV	Maximum expenses
Management Fee	3,903,364	0.187%	0.75% of NAV
Tax Fee	258,654	0.012%	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	508,911	0.024%	0.10%
Insurance Premiums	87,126	0.004%	0.10%
Administrator Fees	35,056	0.002%	154,033
Property Valuation Fees	83,150	0.004%	0.10%
Legal Fee	20,000	0.001%	0.10%
Audit Fee	17,500	0.001%	70,000
Bank charges	894	0.000%	0.10%
Directors Fee	5,000	0.000%	20,000
Loan Service Fee Expenses	55,919	0.003%	0.10%
Other Expenses	1,378,219	0.066%	0.10%
Repair and Maintenance	-	0.000%	0.10%
Property Management Fees	280,400	0.013%	0.10%
Total	6,888,783	0.329%	

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*	1.78%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Thursday May 23, 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	1.76%

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

