

Fund Fact Sheet

Q1 2023

جدوى ريت السعودية
Jadwa REIT Saudi



Market Cap	SAR 2,413mn
Outstanding Units	186,509,785
Unit trading price at the end of the quarter	SAR 12.94
NAV **	SAR 2,025.73mn
Total assets value	SAR 2,553.84mn
NAV Per Unit	SAR 10.86
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 31 March 2023 and are unaudited

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

Material changes:

On 15/02/2023G, Jadwa Investment Company, in its capacity as the manager of Jadwa REIT Saudi Fund, announces the signing a new master-lease agreement for Marvella Residential Compound. The Fund has signed the agreement with National Building and Marketing Company to lease the compound completely with a total annual rental value of fifty million (50,000,000) Saudi Riyals for each year excluding VAT. The agreement will be for five (5) years starting on 13/03/2023G and ending on 13/03/2028G, as the total value of the contract is two hundred and fifty million (250,000,000) Saudi riyals. The effect is considered positive as the signing of the new agreement ensures the continuity of 100% property occupancy at the same level of previous years' income with a robust tenant.

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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.

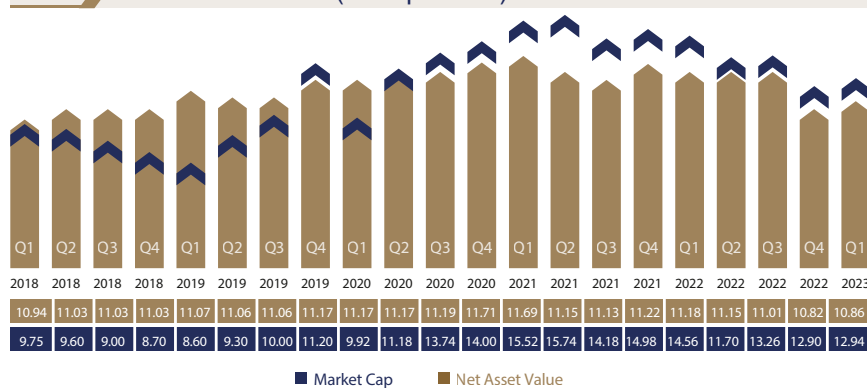
Key Highlights

Rental income for the period	SAR 40,499,219
Total expenses for the period*	SAR 7,157,896
Rental Income to Market Value	1.68%
Dividend yield	0.00%
Total dividends distributed*	-
Expense ratio *	0.28%
Loan to value ratio (as of 31 March 2023)	17.74%
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

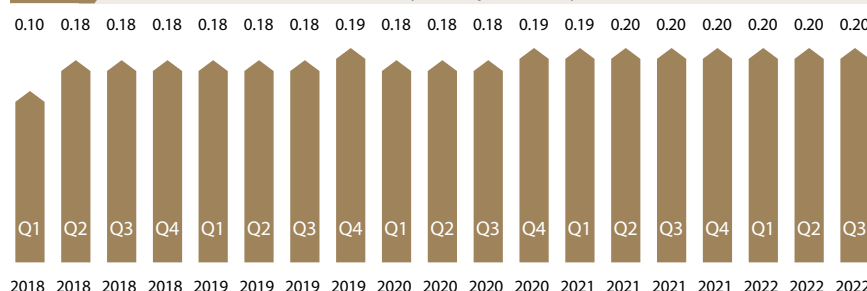
* Expenses exclude financial charges, depreciation and amortization.

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

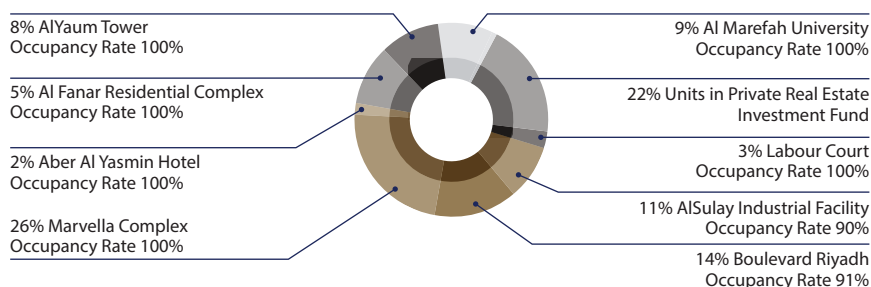
Net Asset Value (SAR per Unit)



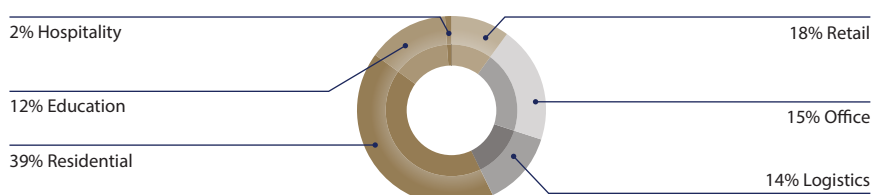
Dividend Distribution (SAR per Unit)



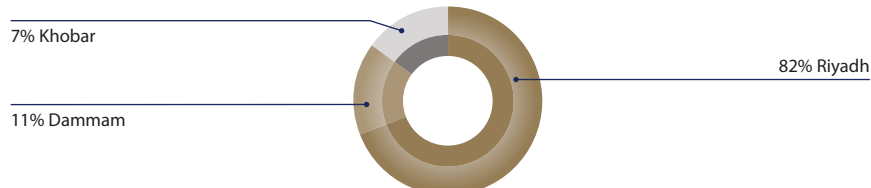
Portfolio Allocation by Asset



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 Q1	% of expenses from NAV	Maximum expenses
Management Fee	3,753,160	0.185%	0.75% of NAV
Tax Fee	1,128,436	0.056%	0.10% of NAV
Registrar Fees	100,000	0.005%	400,000
Custody Fee	80,000	0.004%	320,000
Listing Fees	73,973	0.004%	300,000
Professional Fees	55,625	0.003%	0.10% of NAV
Insurance Premiums	234,908	0.012%	0.10% of NAV
Administrator Fees	90,814	0.004%	149,546
Property Valuation Fees	135,405	0.007%	0.10% of NAV
Legal Fee	14,025	0.001%	0.10% of NAV
Audit Fee	10,000	0.000%	40,000
Bank charges	239	0.000%	0.10% of NAV
Directors Fee	5,000	0.000%	20,000
Marketing Fees	-	0.000%	0.10% of NAV
Other Expenses	1,242,263	0.061%	0.10% of NAV
Repair and Maintenance	-	0.000%	0.10% of NAV
Property Management Fees	234,048	0.012%	0.10% of NAV
Underwriting commission	-	0.000%	0.10% of NAV
Total	7,157,896	0.353%	

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*	1.55%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Thursday March 16, 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	1.79%

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

