Fund Fact Sheet
Q2 2026

جدوى ريت السعودية
Jadwa REIT Saudi

Market Cap	SAR 2,033mn
Outstanding Units	186,509,785
Unit trading price at the end of the quarter	SAR 10.90
NAV *	SAR 2,180.48mn
Total assets value	SAR 2,689.08mn
NAV Per Unit	SAR 11.69
Portfolio Value	SAR 2,542.19mn
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	SAR 225,000
Administrator Fee	SAR 148,768

The numbers are as of 30 June 2026 and are unaudited
** NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2025.*

Material changes:

1. On 09/04/2026, Jadwa Investment Company announced the completion of the full exit from Real Estate Investment Fund. The financial impact is expected to be positive overall and will be reflected in the fund's results for the second quarter of 2026.

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جدوى للاستثمار
Jadwa Investment

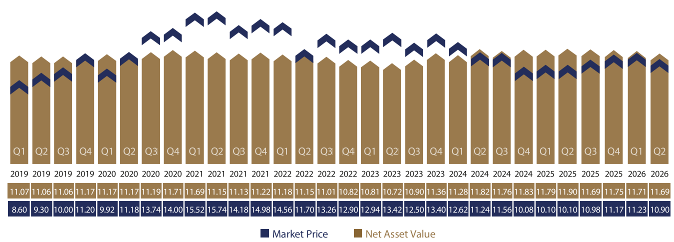
Jadwa REIT Saudi Fund is a closed-ended Shariah compliant real estate investment-traded fund listed in the Saudi Stock Exchange "Tadawul". The primary investment objective of the Fund is to provide its investors with regular income by investing in income-generating real estate assets in Saudi Arabia, excluding the Holy Cities of Makkah and Medina and across different real estate sectors.

Key Highlights

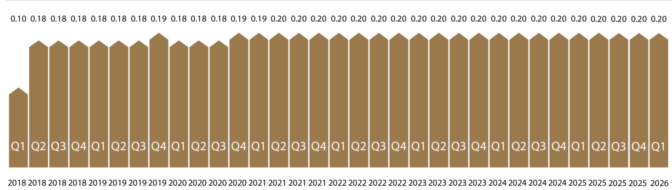
Rental income for the period	SAR 46,973,650
Total expenses for the period*	SAR 6,838,903
Rental income to Market value	2.31%
Dividend yield	0.00%
Total dividends distributed*	-
Expense ratio*	0.25%
Loan to value ratio (as of 30 June 2026)	17.20%
Loan availability period	2 Aug 2023
Loan due date	30 Sep 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, 2026 the Fund Manager has not announced dividends distributions relating to the Second quarter of year 2026.*
The numbers represent the quarter ending on 30 June 2026 and are unaudited.

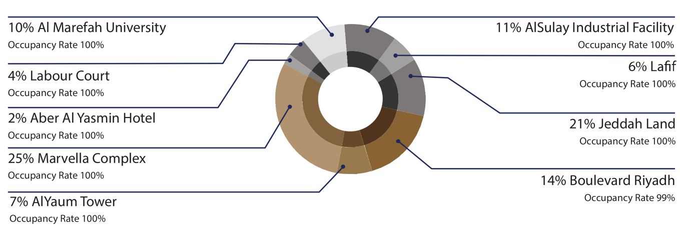
Net Asset Value / Market Price (SAR per Unit)



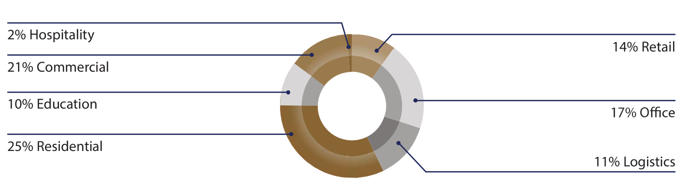
Dividend Distribution (SAR per Unit)



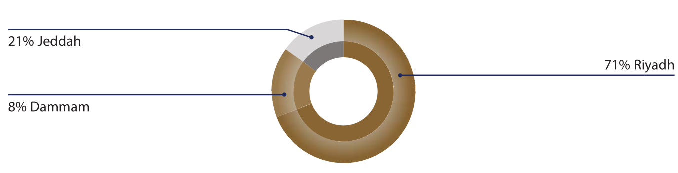
Portfolio Allocation by Asset



Portfolio Allocation by Sector



Portfolio Allocation by Geography



Expenses details (SAR)

Expenses	Expenses during Q2	% of expenses from NAV	Maximum expenses
Management Fee	4,092,477	0.188%	0.75% of NAV
Tax Fee	34,409	0.002%	0.10%
Registrar Fees	100,000	0.005%	400,000
Custody Fee	56,250	0.003%	225,000
Listing Fees	74,795	0.003%	300,000
Professional Fees	115,948	0.005%	0.10%
Insurance Premiums	150,041	0.007%	0.10%
Administrator Fees	37,191	0.002%	148,767
Property Valuation Fees	59,750	0.003%	0.10%
Legal Fee	30,900	0.001%	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	26,594	0.001%	0.10%
Other Expenses	885,238	0.041%	0.10%
Repair and Maintenance	727,810	0.033%	0.10%
Property Management Fees	425,000	0.019%	0.10%
Total	**6,838,903**	**0.314%**	

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*	1.83%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Wednesday, May 6, 2026.
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	1.71%

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