



Fact Sheet for fourth quarter 2019

Market Cap	SAR 1,770mn
Outstanding Units	158,000,000
Market Unit Price**	SAR 11.20
NAV***	SAR 1,768.54mn
NAV Per Unit***	SAR 11.19
Portfolio Value***	SAR 1,839.74mn
Listing Date	11/2/2018
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 129,000

** Closing price taken as of 31 December 2019.

*** The NAV per unit is based on fair value of portfolio Valuations as at 31 December 2019.

Material Changes:

An occurrence of an unfortunate incident to one of Jadwa REIT Saudi Fund assets "Al Maarefa University building" on Tuesday 20/4/1441 AH corresponding to 17/12/2019G, where the southern outer wall and the roof of the external parking suffered structural damages.

On 10 November 2019, the Fund completed the acquisition of two new properties an office tower and a hospitality property located in Riyadh. The acquisitions were financed through an existing Shariah-compliant credit-line facility obtained from Banque Saudi Fransi

- Office tower located along Olaya Street, AlSahafa District, Riyadh a total value of SAR 59.00 mn.
- Hotel property located along Anas Ibn Malik Street, AlYasmin District, Riyadh a total value of SAR 34.00 mn.

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Disclaimer:

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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.

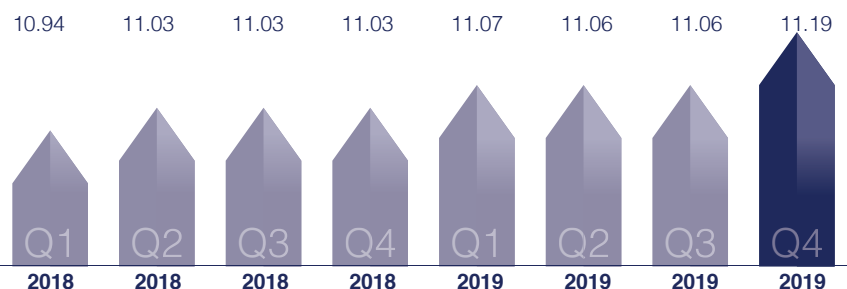
Key highlights

Rental Income for the period	SAR 34,773,800
Total expenses for the period*	SAR 3,762,307
Annualized Rental Income to NAV per unit	7.87%
Annualized Dividend Yield	6.43%
Annualized Expense Ratio*	0.92%
Loan-to-value ratio	6.95%

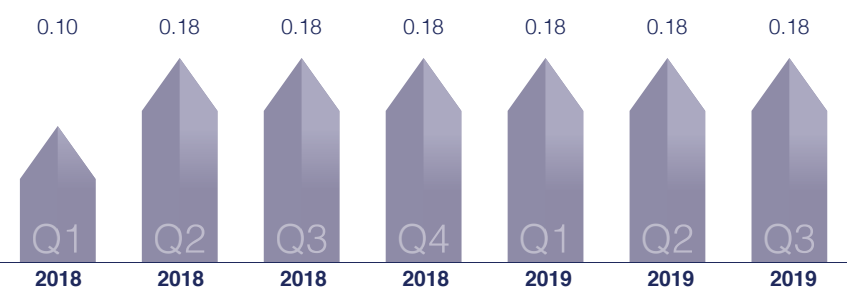
* Total expenses excludes depreciation, fee and profit on borrowings.

The number represents the position as at 31 December 2019 and are unaudited.

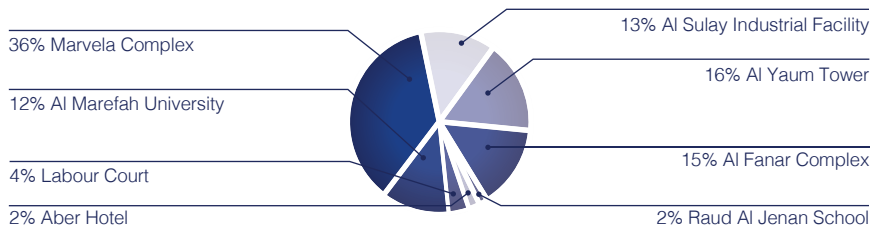
Net Asset Value (SAR per Unit)



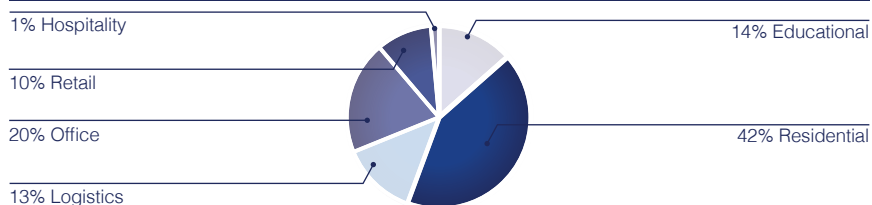
Dividend Distribution (SAR per Unit)



Portfolio Allocation by Asset



Portfolio Allocation by Sector



Portfolio Allocation by Geography

