



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

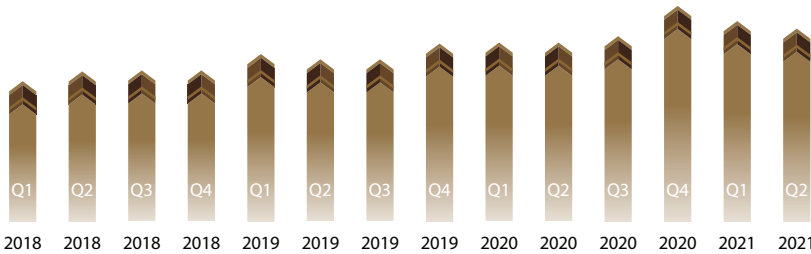
Rental income for the period	SAR 35,821,955
Total expenses for the period *	SAR 4,873,951
Rental income to NAV per unit	1.94%
Dividend yield	0.00%
Total dividends distributed *	-
Expense ratio *	0.20%
Loan to value ratio (as of 30 June 2021)	24.28%
Loan availability period	31 July 2021
Loan due date	31 July 2023
Fund manager investment details in the fund's units	8,944,700 units

* Expenses exclude financial charges, depreciation and amortization.

* As of June 30, 2021 the Fund Manager has not announced any dividends distributions relating to the second quarter of year 2021. The numbers represent the quarter ending on 30 June 2021 and are unaudited.

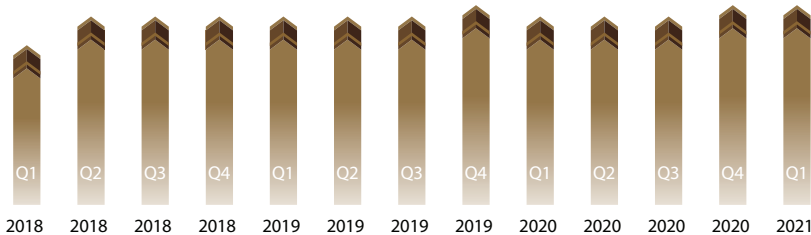
Net Asset Value (SAR per Unit)

10.94 11.03 11.03 11.03 11.07 11.06 11.06 11.17 11.17 11.17 11.19 11.71 11.69 11.66

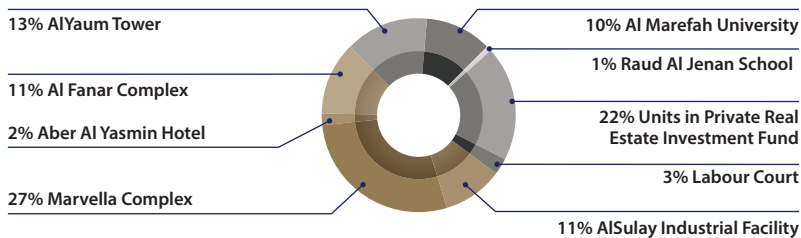


Dividend Distribution (SAR per Unit)

0.10 0.18 0.18 0.18 0.18 0.18 0.18 0.19 0.18 0.18 0.18 0.19 0.19

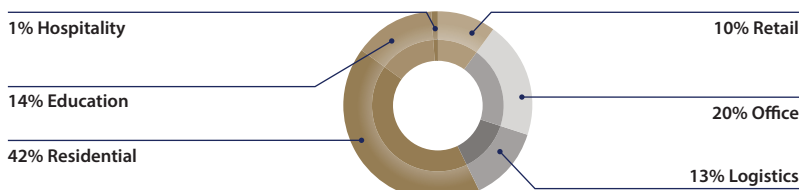


Portfolio Allocation by Asset



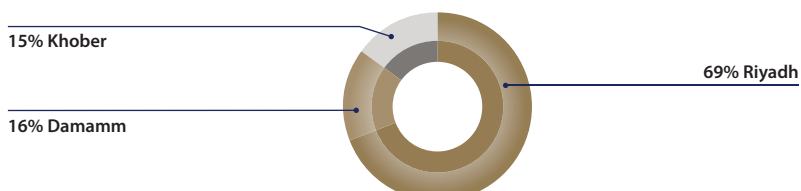
* Portfolio occupancy rate at the end of the quarter 100%.

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.

Market Cap	SAR 2,487mn
Outstanding Units	158,000,000
Unit trading price at the end of the quarter	SAR 15.74
NAV **	SAR 1,842.65mn
Total assets value	SAR 2,484.01mn
NAV Per Unit	SAR 11.66
Portfolio Value	SAR 2,374.56mn
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 140,962

The numbers are as of 30 June 2021 and are unaudited

** NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2020.

Material changes:

No material changes.

Contact info:

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Expenses details (SAR)

Expenses	Expenses during Q2	% of expenses from NAV	Maximum expenses
Management Fee	3,458,045	0.188%	0.75% of NAV
Tax Fee	494,179	0.027%	0.10% of NAV
Registrar Fees	100,000	0.005%	400,000
Custody Fee	80,000	0.004%	320,000
Listing Fees	74,795	0.004%	300,000
Professional Fees	283,496	0.015%	0.10% of NAV
Insurance Premiums	25,005	0.001%	0.10% of NAV
Administrator Fees	58,494	0.003%	140,962
Property Valuation Fees	59,405	0.003%	0.10% of NAV
Legal Fee	147,775	0.008%	0.10% of NAV
Audit Fee	10,000	0.001%	40,000
Bank charges	257	0.000%	0.10% of NAV
Directors Fee	5,000	0.000%	20,000
Other Expenses	11,500	0.001%	0.10% of NAV
Repair and Maintenance	6,000	0.000%	0.10% of NAV
Property Management Fees	60,000	0.003%	0.10% of NAV
Total	4,873,951	0.265%	

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