

# Fund Fact Sheet

## Q2 2022

جدوى ريت السعودية  
Jadwa REIT Saudi



<b>Market Cap</b>	SAR 2,182mn
<b>Outstanding Units</b>	186,509,785
<b>Unit trading price at the end of the quarter</b>	SAR 11.70
<b>NAV **</b>	SAR 2,077.82mn
<b>Total assets value</b>	SAR 2,704.66mn
<b>NAV Per Unit</b>	SAR 11.14
<b>Portfolio Value</b>	SAR 2,607.60mn
<b>Listing Date</b>	11/02/2018
<b>Fund Term</b>	99 Years
<b>Dividend Frequency</b>	Quarterly
<b>Tadwaul Ticker</b>	4342
<b>Bloomberg Ticker</b>	JADWAREI AB EQUITY
<b>Management Fee</b>	0.75% of NAV
<b>Custodian Fee</b>	0.025% of NAV
<b>Administrator Fee</b>	SAR 145,191

The numbers are as of 30 June 2022 and are unaudited

\*\* NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2021.

### Material changes:

1- On 21/04/2022G, Jadwa Investment Company ("Fund Manager"), in its capacity as the manager of Jadwa REIT Saudi Fund (the "Fund"), announces that the Fund has signed a Sale and Purchase Agreement for a leased land in Jeddah (the "Agreement") on 19/09/1443H corresponding to 20/04/2022G. The acquisition price is SAR 500 million (excluding RETT and acquisition fees) and the acquisition will be financed through the Shariah-compliant bank facility available to the Fund.

2- On 12/6/2022G, Jadwa Investment Company has announced that the limits of the shariah-compliant banking facility, which was previously obtained from Banque Saudi Fransi, have been increased by one hundred and seventy million three hundred thousand Saudi riyals (SAR 170,300,000), bringing the total available banking facility to one billion and one hundred and seventy million and three hundred thousand Saudi riyals (SAR 1,170,300,000). The purpose of the increase in facility is to finance the Fund's new acquisitions of income-generating properties located in the Kingdom while ensuring a diversified assets classes exposure that is in line with the Fund's investment strategy, which shall reflect positively on the fund's net income and cash dividends.

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**Jadwa REIT Saudi Fund** 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

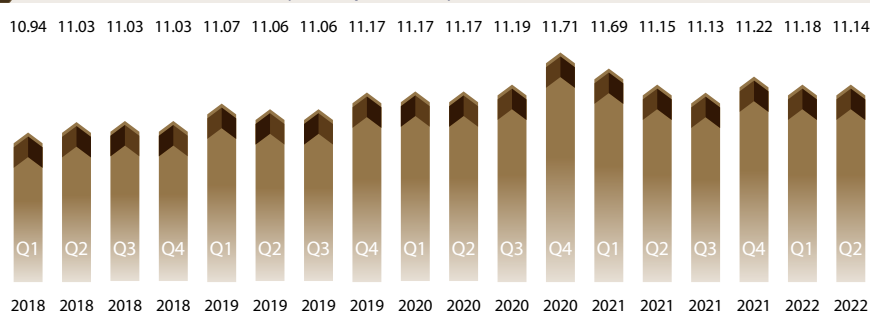
### Key Highlights

<b>Rental income for the period</b>	SAR 41,379,380
<b>Total expenses for the period*</b>	SAR 6,077,473
<b>Rental income to NAV per unit</b>	1.99%
<b>Dividend yield</b>	0.00%
<b>Total dividends distributed*</b>	-
<b>Expense ratio *</b>	0.22%
<b>Loan to value ratio (as of 30 June 2022)</b>	22.30%
<b>Loan availability period</b>	31 July 2021
<b>Loan due date</b>	31 July 2023
<b>Fund manager investment details in the fund's units</b>	10,558,353 units

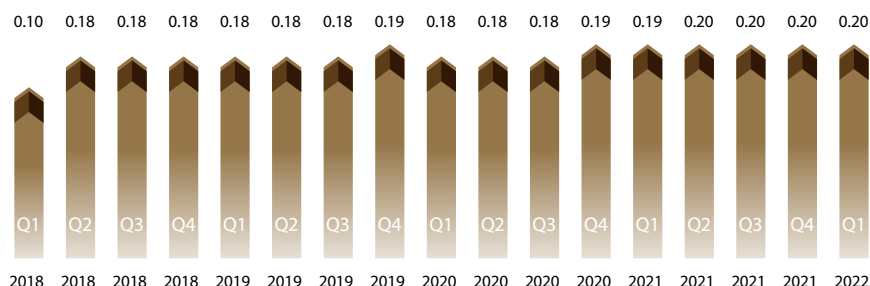
\*\* Expenses exclude financial charges, depreciation and amortization.

\* As of June 30, 2022 the Fund Manager has not announced dividends distributions relating to the Second quarter of year 2022. The numbers represent the quarter ending on 30 June 2022 and are unaudited.

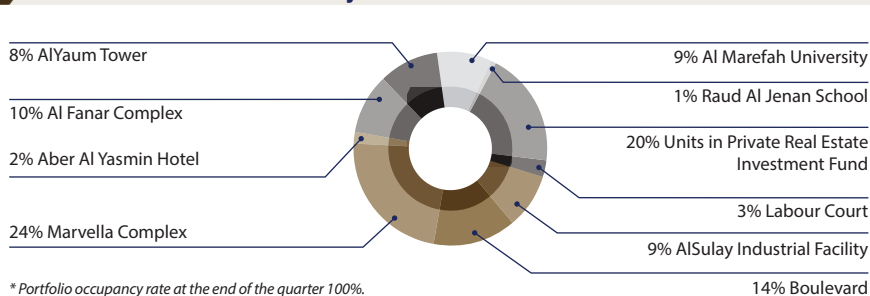
### Net Asset Value (SAR per Unit)



### Dividend Distribution (SAR per Unit)

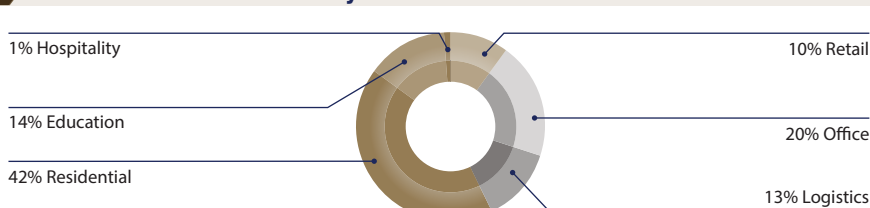


### Portfolio Allocation by Asset



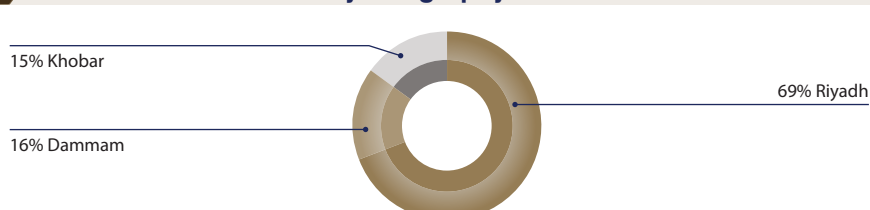
\* Portfolio occupancy rate at the end of the quarter 100%.

### 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.



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### Expenses details (SAR)

Expenses	Expenses during Q3	% of expenses from NAV	Maximum expenses
Management Fee	3,892,436	0.187%	0.75% of NAV
Tax Fee	508,641	0.024%	0.10% of NAV
Registrar Fees	100,000	0.005%	400,000
Custody Fee	80,000	0.004%	320,000
Listing Fees	74,384	0.004%	300,000
Professional Fees	78,658	0.004%	0.10% of NAV
Insurance Premiums	5,093	0.000%	0.10% of NAV
Administrator Fees	110,412	0.005%	140,962
Property Valuation Fees	44,905	0.002%	0.10% of NAV
Legal Fee	-	0.000%	0.10% of NAV
Audit Fee	10,000	0.000%	40,000
Bank charges	-	0.000%	0.10% of NAV
Directors Fee	5,000	0.000%	20,000
Marketing Fees	-	0.000%	0.10% of NAV
Other Expenses	1,123,067	0.054%	0.10% of NAV
Repair and Maintenance	-	0.000%	0.10% of NAV
Property Management Fees	44,877	0.002%	0.10% of NAV
Underwriting commission	-	0.000%	0.10% of NAV
<b>Total</b>	<b>6,077,473</b>	<b>0.292%</b>	

### 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*	1.71%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Thursday June 2, 2022
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	1.78%

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

