

Fund Fact Sheet

Q3 2024

جدوى ريت السعودية

Jadwa REIT Saudi



Market Cap	SAR 2,156mn
Outstanding Units	186,509,785
Unit trading price at the end of the quarter	SAR 11.56
NAV **	SAR 2,192.54mn
Total assets value	SAR 2,806.97mn
NAV Per Unit	SAR 11.76
Portfolio Value	SAR 2,672.14mn
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 140,226

The numbers are as of 30 September 2024 and are unaudited

\*\* NAV: Net Asset Value is based on fair value of portfolio valuations at 30 June 2024.

Material changes:

No Material changes.

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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.

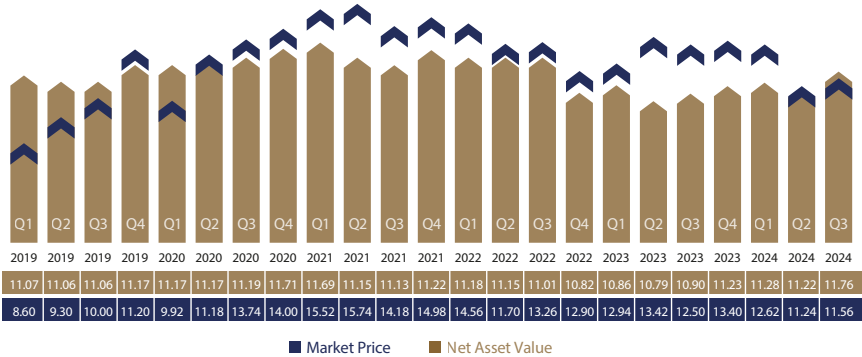
Key Highlights

Rental income for the period	SAR 45,448,146
Total expenses for the period*	SAR 7,110,909
Rental Income to Market Value	2.11%
Dividend yield	0.00%
Total dividends distributed*	-
Expense ratio *	0.25%
Loan to value ratio (as of 30 September 2024)	19.33%
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

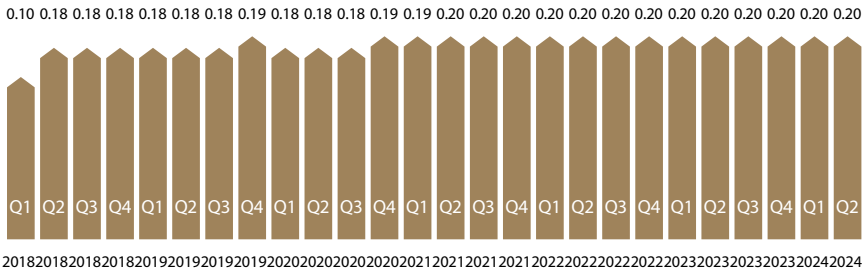
\* Expenses exclude financial charges, depreciation and amortization.

\* As of September 30, 2024 the Fund Manager has not announced dividends distributions relating to the third quarter of year 2024. The numbers represent the quarter ending on 30 September 2024 and are unaudited.

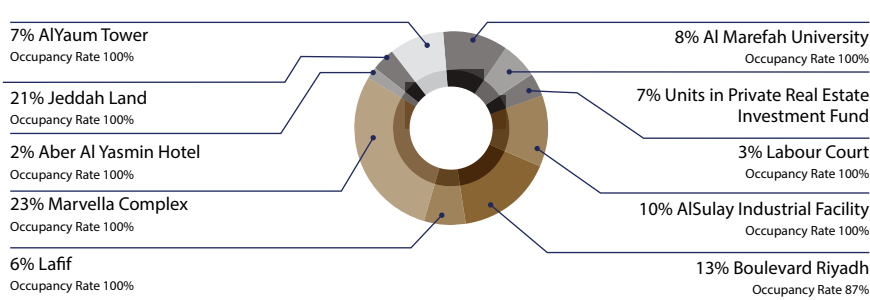
Net Asset Value / Market Price (SAR per Unit)



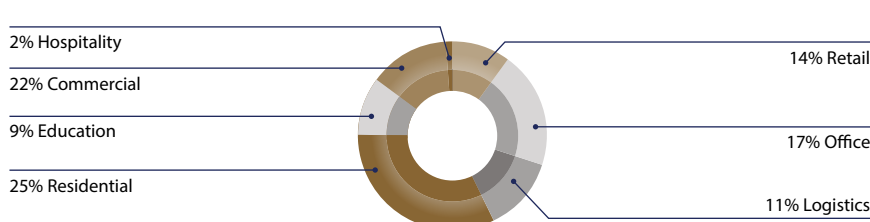
Dividend Distribution (SAR per Unit)



Portfolio Allocation by Asset / Occupancy Rate

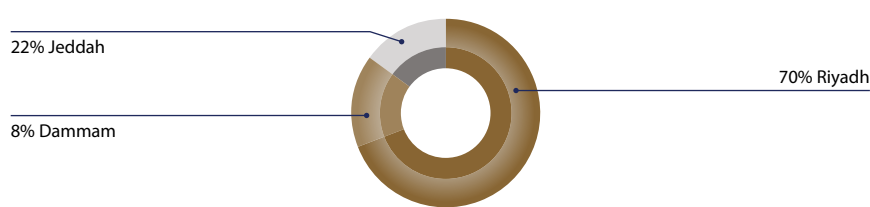


Portfolio Allocation by Sector



\* 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	4,129,734	0.188%	0.75% of NAV
Tax Fee	219,878	0.010%	0.10%
Registrar Fees	100,000	0.005%	400,000
Custody Fee	80,000	0.004%	320,000
Listing Fees	75,410	0.003%	300,000
Professional Fees	195,364	0.009%	0.10%
Insurance Premiums	9,862	0.000%	0.10%
Administrator Fees	35,056	0.002%	140,226
Property Valuation Fees	62,950	0.003%	0.10%
Legal Fee	25,500	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	32,344	0.001%	0.10%
Other Expenses	1,948,613	0.089%	0.10%
Repair and Maintenance	-	0.000%	0.10%
Property Management Fees	173,698	0.008%	0.10%
Total	7,110,909	0.324%	

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*	1.73%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Wednesday Aug 28, 2024.
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	1.69%
* There are no distributions resulting from the proceeds of previous sales up to the same quarter of the previous year.	

