

Fund Fact Sheet

Q1 2025

جدوى ريت السعودية

Jadwa REIT Saudi



Market Cap	SAR 1,884mn
Outstanding Units	186,509,785
Unit trading price at the end of the quarter	SAR 10.10
NAV **	SAR 2,198.79mn
Total assets value	SAR 2,793.98mn
NAV Per Unit	SAR 11.79
Portfolio Value	SAR 2,693.75mn
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	0.015% of NAV
Administrator Fee	SAR 144,433

The numbers are as of 31 March 2025 and are unaudited

** NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2024.

Material changes:

No Material Changes

Contact info:

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Disclaimer:

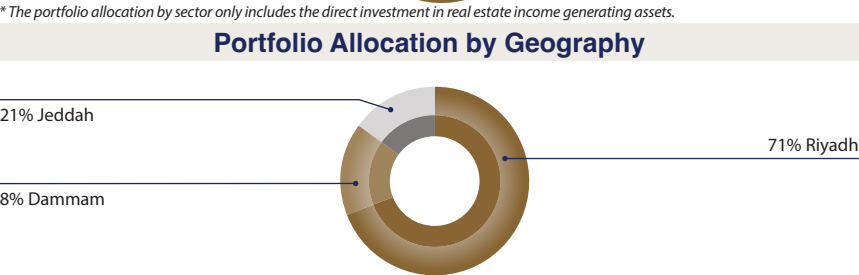
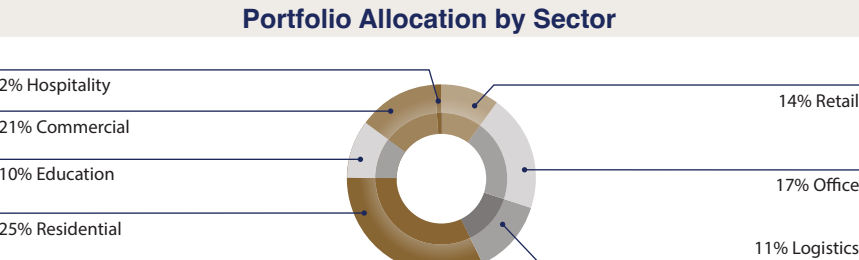
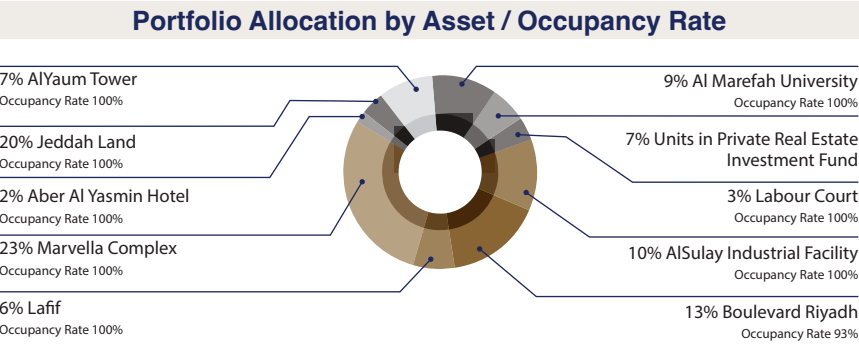
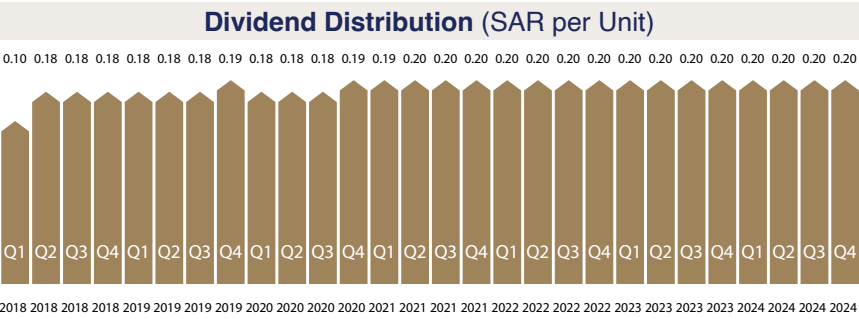
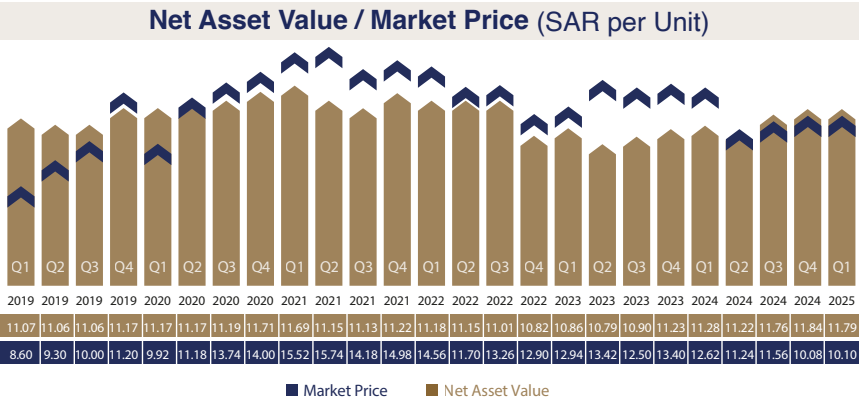
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Jadwa REIT Saudi Fund is a closed-ended Shariah compliant real estate investment-traded fund listed in the Saudi Stock Exchange "Tadawul". The primary investment objective of the Fund is to provide its investors with regular income by investing in 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 45,681,010
Total expenses for the period*	SAR 7,315,721
Rental income to Market value	2.43%
Dividend yield	0.00%
Total dividends distributed*	-
Expense ratio*	0.26%
Loan to value ratio (as of 31 March 2025)	19.42%
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 March 31, 2025 the Fund Manager has not announced dividends distributions relating to the first quarter of year 2025. The numbers represent the quarter ending on 31 March 2025 and are unaudited.



* 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 Q1	% of expenses from NAV	Maximum expenses
Management Fee	4,073,785	0.185%	0.75% of NAV
Tax Fee	432,078	0.020%	0.10%
Registrar Fees	100,000	0.005%	400,000
Custody Fee	53,333	0.002%	213,332
Listing Fees	73,973	0.003%	300,000
Professional Fees	76,442	0.003%	0.10%
Insurance Premiums	101,688	0.005%	0.10%
Administrator Fees	36,108	0.002%	144,433
Property Valuation Fees	72,950	0.003%	0.10%
Legal Fee	237,283	0.011%	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	44,131	0.002%	0.10%
Other Expenses	1,252,227	0.057%	0.10%
Repair and Maintenance	319,950	0.015%	0.10%
Property Management Fees	419,273	0.019%	0.10%
Total	7,315,721	0.333%	

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*	1.98%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Wednesday Feb 26, 2025.
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.	

