

# Fund Fact Sheet

## Q2 2025

جدوى ريت السعودية  
Jadwa REIT Saudi



|                                                     |                    |
|-----------------------------------------------------|--------------------|
| <b>Market Cap</b>                                   | SAR 1,884mn        |
| <b>Outstanding Units</b>                            | 186,509,785        |
| <b>Unit trading price at the end of the quarter</b> | SAR 10.10          |
| <b>NAV **</b>                                       | SAR 2,194.67mn     |
| <b>Total assets value</b>                           | SAR 2,789.36mn     |
| <b>NAV Per Unit</b>                                 | SAR 11.77          |
| <b>Portfolio Value</b>                              | SAR 2,693.75mn     |
| <b>Listing Date</b>                                 | 11/02/2018         |
| <b>Fund Term</b>                                    | 99 Years           |
| <b>Dividend Frequency</b>                           | Quarterly          |
| <b>Tadawul Ticker</b>                               | 4342               |
| <b>Bloomberg Ticker</b>                             | JADWAREI AB EQUITY |
| <b>Management Fee</b>                               | 0.75% of NAV       |
| <b>Custodian Fee</b>                                | 0.015% of NAV      |
| <b>Administrator Fee</b>                            | SAR 144,433        |

The numbers are as of 30 June 2025 and are unaudited  
\*\* NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2024.

### Material changes:

On 02/06/2025G, Jadwa Investment Company, in its capacity as the manager of Jadwa REIT Saudi Fund (the "Fund"), announces of signing management, operation and leasing contract for Lafif Complex with Sareed Development and Real Estate Investment Company (the "New Operator") of Lafif Complex, to carry out the responsibilities of leasing, marketing, managing, operating and supervising the maintenance of the complex. The Contract term is one year, and the Contract term begins on 01/06/2025G. The Fund Manager also confirms that there is no related party regarding the appointment of the New Operator. It is expected that this shall have a positive impact on the Fund's financial results in the third quarter of the year 2025G.

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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.

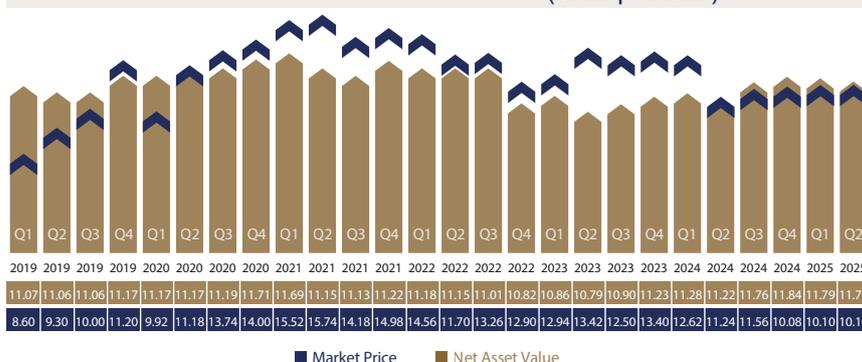
### Key Highlights

|                                                            |                  |
|------------------------------------------------------------|------------------|
| <b>Rental income for the period</b>                        | SAR 48,493,382   |
| <b>Total expenses for the period*</b>                      | SAR 7,023,250    |
| <b>Rental income to Market value</b>                       | 2.57%            |
| <b>Dividend yield</b>                                      | 0.00%            |
| <b>Total dividends distributed*</b>                        | -                |
| <b>Expense ratio*</b>                                      | 0.25%            |
| <b>Loan to value ratio (as of 30 June 2025)</b>            | 19.45%           |
| <b>Loan availability period</b>                            | 2 Aug 2023       |
| <b>Loan due date</b>                                       | 30 Sep 2028      |
| <b>Fund manager investment details in the fund's units</b> | 10,558,353 units |

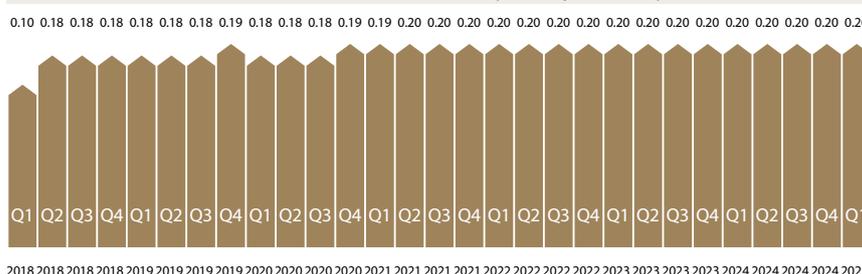
\* Expenses exclude financial charges, depreciation and amortization.

\* As of June 30, 2025 the Fund Manager has not announced dividends distributions relating to the second quarter of year 2025. The numbers represent the quarter ending on 30 June 2025 and are unaudited.

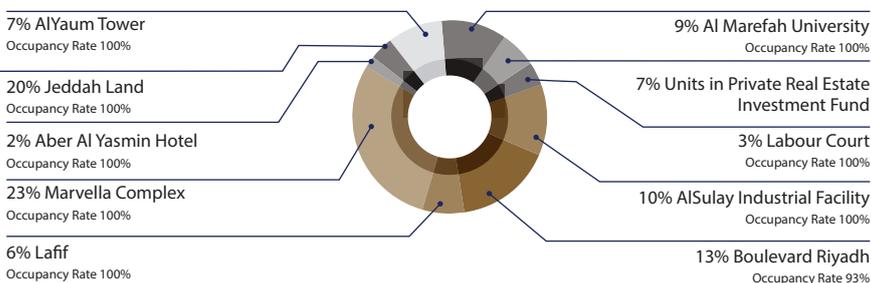
### Net Asset Value / Market Price (SAR per Unit)



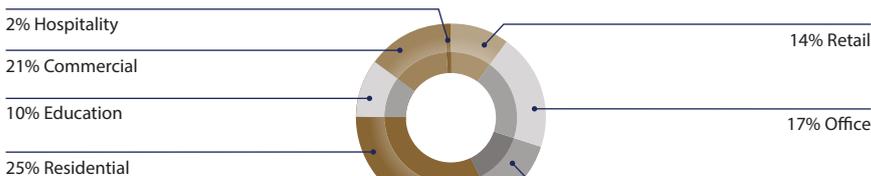
### Dividend Distribution (SAR per Unit)



### Portfolio Allocation by Asset / Occupancy Rate

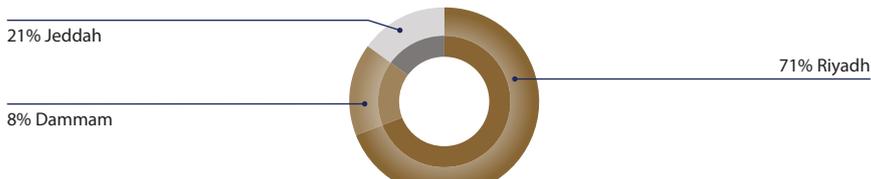


### Portfolio Allocation by Sector



\* 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.



# Fund Fact Sheet

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### Expenses details (SAR)

| Expenses                  | Expenses during Q2 | % of expenses from NAV | Maximum expenses |
|---------------------------|--------------------|------------------------|------------------|
| Management Fee            | 4,119,063          | 0.188%                 | 0.75% of NAV     |
| Tax Fee                   | 50,005             | 0.002%                 | 0.10%            |
| Registrar Fees            | 100,000            | 0.005%                 | 400,000          |
| Custody Fee               | 53,333             | 0.002%                 | 213,332          |
| Listing Fees              | 74,795             | 0.003%                 | 300,000          |
| Professional Fees         | 131,911            | 0.006%                 | 0.10%            |
| Insurance Premiums        | 89,064             | 0.004%                 | 0.10%            |
| Administrator Fees        | 36,108             | 0.002%                 | 144,433          |
| Property Valuation Fees   | 62,950             | 0.003%                 | 0.10%            |
| Legal Fee                 | 268,969            | 0.012%                 | 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 | 37,663             | 0.002%                 | 0.10%            |
| Other Expenses            | 1,237,175          | 0.056%                 | 0.10%            |
| Repair and Maintenance    | 319,950            | 0.015%                 | 0.10%            |
| Property Management Fees  | 419,764            | 0.019%                 | 0.10%            |
| <b>Total</b>              | <b>7,023,250</b>   | <b>0.320%</b>          |                  |

### Dividends distribution for the quarter

|                                                                                                                            |                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Dividends distribution policy</b>                                                                                       | Annual dividend distributions of not less than 90% of the Fund's annual net profits |
| <b>Total dividends distributed in the reporting quarter (Any dividends paid subsequent to the last disclosed report )*</b> | SAR 37,301,957                                                                      |
| <b>Dividends distributed per unit*</b>                                                                                     | 0.2                                                                                 |
| <b>Dividends distributed on unit price*</b>                                                                                | 1.98%                                                                               |
| <b>Eligibility to cash dividends distributed during the reporting quarter*</b>                                             | As per the unitholders register on the end of Thursday Jun 5, 2025.                 |
| <b>Number of outstanding units for which dividends were distributed during the quarter</b>                                 | Units 186,509,785                                                                   |
| <b>Percentage of distribution to Fund's Net Asset Value</b>                                                                | 1.69%                                                                               |

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

