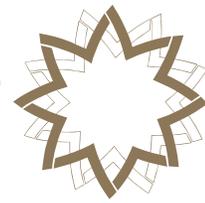




# Fund Fact Sheet

## Q4 2025

جدوى ريت السعودية  
Jadwa REIT Saudi



<b>Market Cap</b>	SAR 2,083mn
<b>Outstanding Units</b>	186,509,785
<b>Unit trading price at the end of the quarter</b>	SAR 11.17
<b>NAV **</b>	SAR 2,190.98mn
<b>Total assets value</b>	SAR 2,787.25mn
<b>NAV Per Unit</b>	SAR 11.75
<b>Portfolio Value</b>	SAR 2,542.19mn
<b>Listing Date</b>	11/02/2018
<b>Fund Term</b>	99 Years
<b>Dividend Frequency</b>	Quarterly
<b>Tadwaul Ticker</b>	4342
<b>Bloomberge Ticker</b>	JADWAREI AB EQUITY
<b>Management Fee</b>	0.75% of NAV
<b>Custodian Fee</b>	SAR 225,000
<b>Administrator Fee</b>	SAR 144,433

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

**Material changes:**  
No Material Changes.

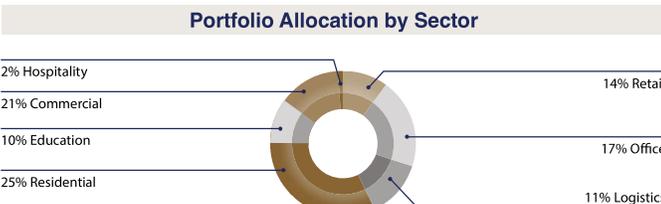
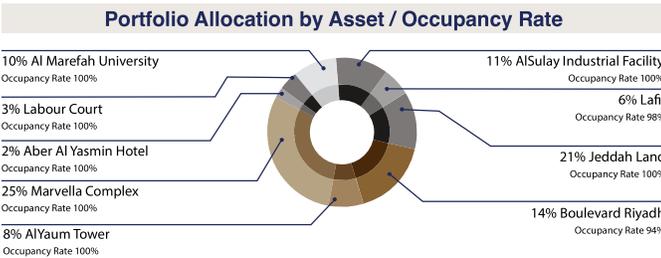
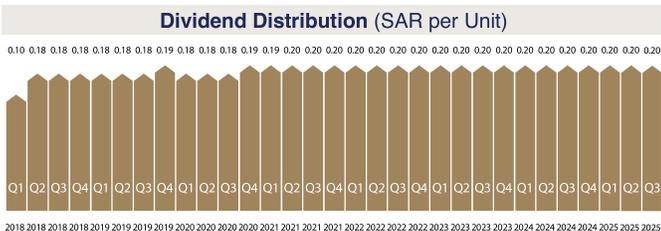
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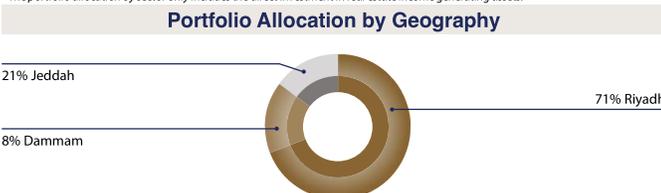
**Jadwa REIT Saudi Fund** is a closed-ended Shariah compliant real estate investment-traded fund listed in the Saudi Stock Exchange "Tadawul". The primary investment objective of the Fund is to provide its investors with regular income by investing in income-generating real estate assets in Saudi Arabia, excluding the Holy Cities of Makkah and Medina and across different real estate sectors.

Key Highlights	
<b>Rental income for the period</b>	SAR 48,627,819
<b>Total expenses for the period*</b>	SAR 7,687,379
<b>Rental income to Market value</b>	2.33%
<b>Dividend yield</b>	0.00%
<b>Total dividends distributed*</b>	-
<b>Expense ratio*</b>	0.28%
<b>Loan to value ratio (as of 31 December 2025)</b>	19.46%
<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 December 31, 2025 the Fund Manager has not announced dividends distributions relating to the fourth quarter of year 2025. The numbers represent the quarter ending on 31 December 2025 and are unaudited.



\* The portfolio allocation by sector only includes the direct investment in real estate income generating assets.



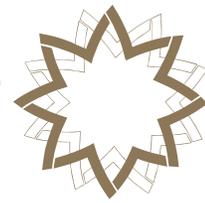
\* The portfolio allocation by geography only includes the direct investment in real estate income generating assets.





## Fund Fact Sheet Q4 2025

جدوى ريت السعودية  
Jadwa REIT Saudi



### Expenses details (SAR)

Expenses	Expenses during Q4	% of expenses from NAV	Maximum expenses
Management Fee	4,261,624	0.195%	<b>0.75% of NAV</b>
Tax Fee	115,937	0.005%	<b>0.10%</b>
Registrar Fees	100,000	0.005%	<b>400,000</b>
Custody Fee	56,250	0.003%	<b>225,000</b>
Listing Fees	75,616	0.003%	<b>300,000</b>
Professional Fees	76,201	0.003%	<b>0.10%</b>
Insurance Premiums	152,838	0.007%	<b>0.10%</b>
Administrator Fees	36,108	0.002%	<b>144,433</b>
Property Valuation Fees	62,950	0.003%	<b>0.10%</b>
Legal Fee	71,400	0.003%	<b>0.10%</b>
Audit Fee	17,500	0.001%	<b>70,000</b>
Bank charges	-	0.000%	<b>0.10%</b>
Directors Fee	5,000	0.000%	<b>20,000</b>
Loan Service Fee Expenses	31,198	0.001%	<b>0.10%</b>
Other Expenses	1,620,890	0.074%	<b>0.10%</b>
Repair and Maintenance	578,867	0.026%	<b>0.10%</b>
Property Management Fees	425,000	0.019%	<b>0.10%</b>
<b>Total</b>	<b>7,687,379</b>	<b>0.351%</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>	1.79%
<b>Eligibility to cash dividends distributed during the reporting quarter*</b>	As per the unitholders register on the end of Tuesday Nov 18, 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>	1.70%

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

