

# Fund Fact Sheet

## Q4 2024

جدوى ريت السعودية  
Jadwa REIT Saudi



|   |                    |
|---|--------------------|
| <b>Market Cap</b>                                   | SAR 1,880mn        |
| <b>Outstanding Units</b>                            | 186,509,785        |
| <b>Unit trading price at the end of the quarter</b> | SAR 10.08          |
| <b>NAV **</b>                                       | SAR 2,203.86mn     |
| <b>Total assets value</b>                           | SAR 2,788.51mn     |
| <b>NAV Per Unit</b>                                 | SAR 11.82          |
| <b>Portfolio Value</b>                              | SAR 2,691.48mn     |
| <b>Listing Date</b>                                 | 11/02/2018         |
| <b>Fund Term</b>                                    | 99 Years           |
| <b>Dividend Frequency</b>                           | Quarterly          |
| <b>Tadawal Ticker</b>                               | 4342               |
| <b>Bloomberg Ticker</b>                             | JADWARE1 AB EQUITY |
| <b>Management Fee</b>                               | 0.75% of NAV       |
| <b>Custodian Fee</b>                                | 0.025% of NAV      |
| <b>Administrator Fee</b>                            | SAR 140,226        |

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

### Material changes:

1- On 16/10/2024G, Jadwa Investment Company, in its capacity as the fund manager of Jadwa REIT Saudi Fund (the "Fund") announces the expiration of the contract for the management, operation and leasing of Riyadh Boulevard Complex (the "Complex") with NMR Real Estate Company, and signing a new management, operation and leasing agreement for the Complex with Sareed Development and Real Estate Investment Company as the new operator of the Complex, to carry out the responsibilities of leasing, marketing, managing, operating and supervising the maintenance of the complex.

The Contract term is three years and two Gregorian months, and the Contract term begins on 29/10/2024G. 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 second quarter of the year 2025G.

### Contact info:

(966) 11 279 1111  
P.O. BOX. 60677 Riyadh 11555  
Sky Towers. King Fahd Road. Kingdom of Saudi Arabia  
www.jadwa.com

### Disclaimer:

Jadwa Investment or its directors, staff, or affiliates makes no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness, or usefulness of any information that is contained in this material. It is not the intention of this material to be used or deemed as an advice, option or for any action that may take place in future. Unless otherwise stated, all information contained in this material shall not be reproduced, in whole or in part, without the specific written permission of Jadwa Investment. The content of this document is for information purposes only. Jadwa Investment does not hold itself out as providing legal, financial or other advice via this document. Investments in Jadwa's products are governed by their Terms and Conditions. Some products are exposed to foreign currencies and changes in currency exchange rates which may have an adverse effect on the value and price. The product's value is subject to fluctuations and the investor may not receive the full amount that is originally invested. The information provided in this document may be changed at any time without prior notice. Past performance is not an indicative of future returns. Jadwa Investment is authorized and regulated by the Capital Market Authority of Saudi Arabia.

**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.

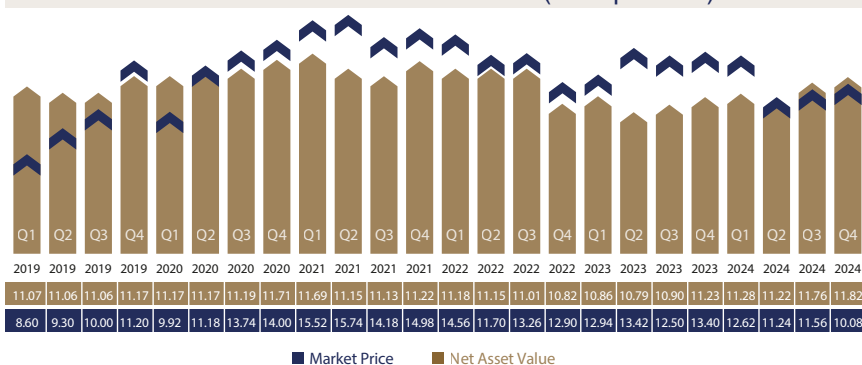
### Key Highlights

|  |                  |
|--|------------------|
| <b>Rental income for the period</b>                        | SAR 46,348,287   |
| <b>Total expenses for the period*</b>                      | SAR 7,154,231    |
| <b>Rental income to Market value</b>                       | 2.47%            |
| <b>Dividend yield</b>                                      | 0.00%            |
| <b>Total dividends distributed*</b>                        | -                |
| <b>Expense ratio*</b>                                      | 0.26%            |
| <b>Loan to value ratio (as of 31 December 2024)</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 |

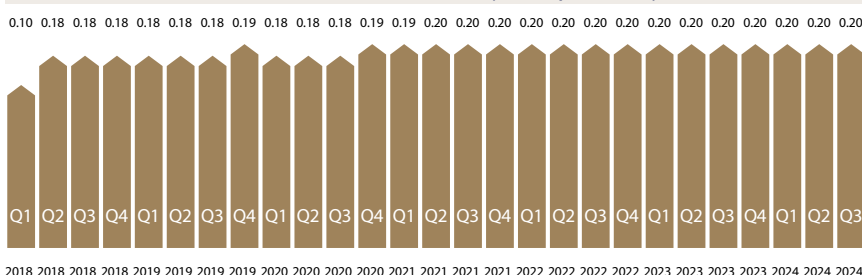
\*\* Expenses exclude financial charges, depreciation and amortization.

\* As of December 31, 2024 the Fund Manager has not announced dividends distributions relating to the fourth quarter of year 2024. The numbers represent the quarter ending on 31 December 2024 and are unaudited.

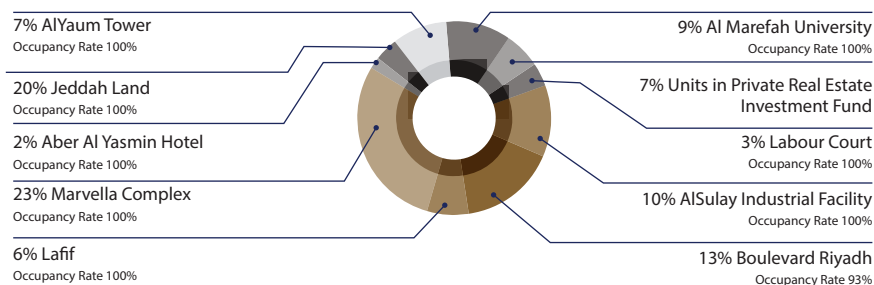
### Net Asset Value / Market Price (SAR per Unit)



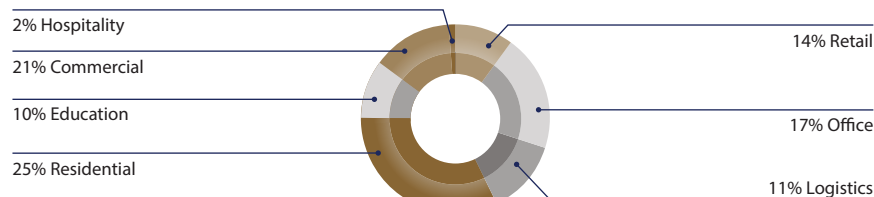
### Dividend Distribution (SAR per Unit)



### Portfolio Allocation by Asset / Occupancy Rate

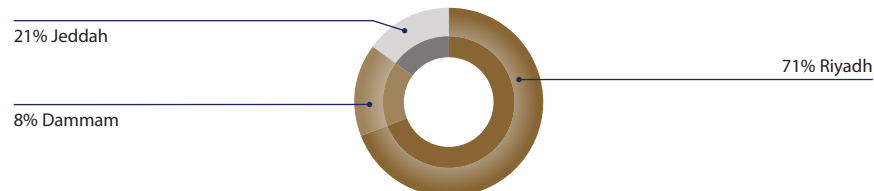


### Portfolio Allocation by Sector



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

### Portfolio Allocation by Geography



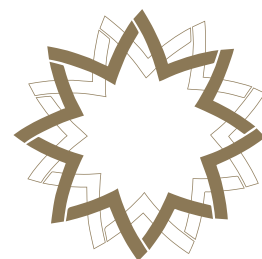
\* The portfolio allocation by geography only includes the direct investment in real estate income generating assets.



# Fund Fact Sheet

## Q4 2024

جدوى ريت السعودية  
Jadwa REIT Saudi



### Expenses details (SAR)

| Expenses                  | Expenses during Q4 | % of expenses from NAV | Maximum expenses |
|---------------------------|--------------------|------------------------|------------------|
| Management Fee            | 4,273,353          | 0.194%                 | 0.75% of NAV     |
| Tax Fee                   | 534,125            | 0.024%                 | 0.10%            |
| Registrar Fees            | 100,000            | 0.005%                 | 400,000          |
| Custody Fee               | 54,559             | 0.002%                 | 320,000          |
| Listing Fees              | 75,410             | 0.003%                 | 300,000          |
| Professional Fees         | 190,316            | 0.009%                 | 0.10%            |
| Insurance Premiums        | 211,789            | 0.010%                 | 0.10%            |
| Administrator Fees        | 35,056             | 0.002%                 | 140,226          |
| Property Valuation Fees   | 62,950             | 0.003%                 | 0.10%            |
| Legal Fee                 | 35,500             | 0.002%                 | 0.10%            |
| Audit Fee                 | 17,500             | 0.001%                 | 70,000           |
| Bank charges              | 9,239              | 0.000%                 | 0.10%            |
| Directors Fee             | 5,000              | 0.000%                 | 20,000           |
| Loan Service Fee Expenses | 44,131             | 0.002%                 | 0.10%            |
| Other Expenses            | 942,572            | 0.043%                 | 0.10%            |
| Repair and Maintenance    | 106,650            | 0.005%                 | 0.10%            |
| Property Management Fees  | 456,081            | 0.021%                 | 0.10%            |
| <b>Total</b>              | <b>7,154,231</b>   | <b>0.325%</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*  | 1.98%   |
| Eligibility to cash dividends distributed during the reporting quarter*   | As per the unitholders register on the end of Tuesday Nov 19, 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.

