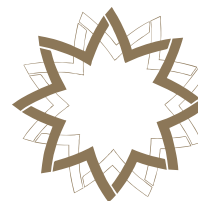


# Fund Fact Sheet

## Q3 2025

جدوى ريت السعودية  
Jadwa REIT Saudi



<b>Market Cap</b>	SAR 2,048mn
<b>Outstanding Units</b>	186,509,785
<b>Unit trading price at the end of the quarter</b>	SAR 10.98
<b>NAV **</b>	SAR 2,252.56mn
<b>Total assets value</b>	SAR 2,850.01mn
<b>NAV Per Unit</b>	SAR 12.08
<b>Portfolio Value</b>	SAR 2,722.90mn
<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 September 2025 and are unaudited  
\*\* NAV: Net Asset Value is based on fair value of portfolio valuations at 30 June 2025.

### Material changes:

No Material Changes.

### 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

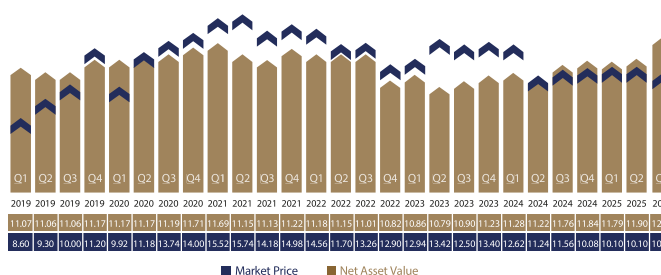
<b>Rental income for the period</b>	SAR 46,758,061
<b>Total expenses for the period*</b>	SAR 7,955,839
<b>Rental income to Market value</b>	2.28%
<b>Dividend yield</b>	0.00%
<b>Total dividends distributed*</b>	-
<b>Expense ratio*</b>	0.28%
<b>Loan to value ratio (as of 30 September 2025)</b>	19.04%
<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.

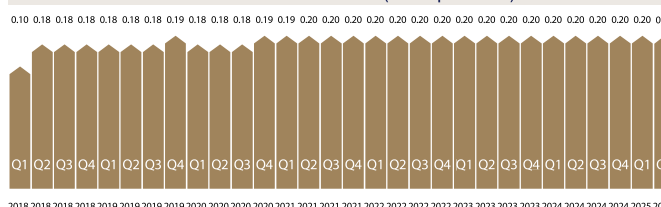
\* As of September 30, 2025 the Fund Manager has not announced dividends distributions relating to the third quarter of year 2025.

The numbers represent the quarter ending on 30 September 2025 and are unaudited.

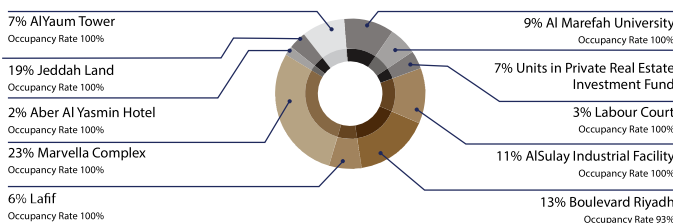
### Net Asset Value / Market Price (SAR per Unit)



### Dividend Distribution (SAR per Unit)

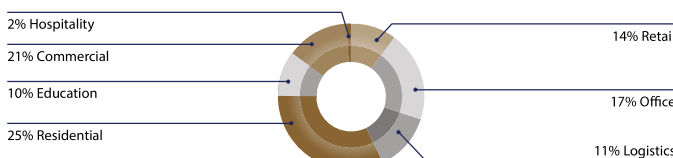


### Portfolio Allocation by Asset / Occupancy Rate



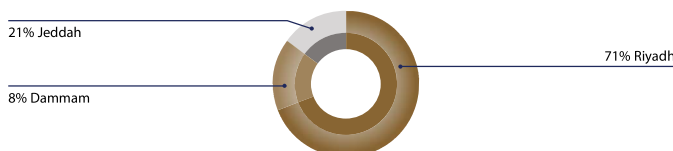
\*Boulevard occupancy at the end of the quarter 93%

### 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.

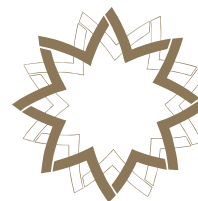




## Fund Fact Sheet

### Q3 2025

جدوى ريت السعودية  
Jadwa REIT Saudi



Expenses details (SAR)			
Expenses	Expenses during Q3	% of expenses from NAV	Maximum expenses
Management Fee	4,428,159	0.197%	0.75% of NAV
Tax Fee	486,041	0.022%	0.10%
Registrar Fees	100,000	0.004%	400,000
Custody Fee	56,250	0.002%	225,000
Listing Fees	75,616	0.003%	300,000
Professional Fees	93,076	0.004%	0.10%
Insurance Premiums	647,049	0.029%	0.10%
Administrator Fees	36,108	0.002%	144,433
Property Valuation Fees	70,950	0.003%	0.10%
Legal Fee	226,103	0.010%	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	62,388	0.003%	0.10%
Other Expenses	1,226,599	0.054%	0.10%
Repair and Maintenance	-	0.000%	0.10%
Property Management Fees	425,000	0.019%	0.10%
<b>Total</b>	<b>7,955,839</b>	<b>0.353%</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>	1.82%
<b>Eligibility to cash dividends distributed during the reporting quarter*</b>	As per the unitholders register on the end of Sunday Aug 31, 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>	1.66%
* There are no distributions resulting from the proceeds of previous sales up to the same quarter of the previous year.	

