

Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company)

FINANCIAL STATEMENTS

31 DECEMBER 2019

**INDEPENDENT AUDITOR'S REPORT
To the Unitholders of Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company)**

Opinion

We have audited the accompanying financial statements of Jadwa REIT Saudi Fund (the "Fund") being managed by Jadwa Investment Company, which comprise the statement of financial position as at 31 December 2019, the statement of comprehensive income, statement of cash flows and statement of changes in net assets for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements taken as a whole, present fairly, in all material respects, the financial position of the Fund as at 31 December 2019, and its financial performance and its cash flows for the year then ended in accordance with the International Financial Reporting Standards ("IFRS") as endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organization for Certified Public Accountants ("SOCPA").

Basis for Unqualified Opinion

We conducted our audit in accordance with International Standards on Auditing ("ISA") as endorsed in the Kingdom of Saudi Arabia. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Fund in accordance with the professional code of conduct and ethics, as endorsed in the Kingdom of Saudi Arabia, that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

INDEPENDENT AUDITOR'S REPORT
To the Unitholders of Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company) (continued)

Key Audit Matters (continued)

Key Audit Matter	How the key matter was addressed in the audit
<p>The Fund owns a portfolio of investment properties comprising of commercial buildings being located in the Kingdom of Saudi Arabia.</p> <p>Investment properties, being held for capital appreciation and/or rental yields, are stated at cost less accumulated depreciation and any impairment losses.</p> <p>Investment properties are re-measured for impairment losses whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss, if any, is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount.</p> <p>For assessing the impairment of investment properties, the fund management monitors volatility of fair value of properties by engaging independent certified property valuers to perform a formal valuation of the fund's investment properties on semiannual basis.</p> <p>We considered this as a key audit matter since the assessment of impairment requires significant judgment by management and the potential impact of impairment could be material to the financial statements.</p>	<p>For impairment of investment properties, we have carried out the following audit procedures:</p> <ul style="list-style-type: none"> - We assessed the independence of the external valuers and read their terms of engagement with the fund to determine whether there were any matters that might have affected their objectivity or may have imposed scope limitations on their work; - We reviewed the methodology applied by the external valuers to ensure it is appropriate; - We obtained two valuation reports from two different / independent real estate valuers for all investment properties as at 31 December 2019 and confirmed that the valuation approaches are suitable for use in determining the carrying values as at the reporting date; - Based on the average fair value of the related investment properties as per the above-mentioned valuation reports, we have determined that the average fair value is higher than the carrying amount of the same; and - We reconciled the average fair value of the investment properties as per note 7 to the external valuers' reports.

**INDEPENDENT AUDITOR'S REPORT
To the Unitholders of Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company) (continued)**

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

As part of an audit in accordance with ISA as endorsed in the Kingdom of Saudi Arabia, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

for Alluhaid & Alyahya Chartered Accountants



Saleh A. Al-Yahya
Certified Public Accountant
License No. 473

Riyadh: 2 Shaban 1441 H
(26 March 2020)



Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company)

STATEMENT OF FINANCIAL POSITION

As at 31 December 2019

	<i>Notes</i>	2019 SR	2018 SR
ASSETS			
NON-CURRENT ASSETS			
Investment properties	6	1,611,861,724	1,524,395,217
Deferred charges	11	7,100,977	-
TOTAL NON-CURRENT ASSETS		1,618,962,701	1,524,395,217
CURRENT ASSETS			
Rent receivables	8	25,479,039	26,582,690
Prepayments and other assets	9	7,135,159	10,346,116
Cash and cash equivalents	10	29,412,753	20,459,428
TOTAL CURRENT ASSETS		62,026,951	57,388,234
TOTAL ASSETS		1,680,989,652	1,581,783,451
LIABILITIES			
NON-CURRENT LIABILITIES			
Long-term loan	11	127,772,500	-
CURRENT LIABILITIES			
Due to related parties	14	2,342,815	59,441
Unearned rental income		2,267,943	-
Accrued management fee	14	6,664,092	6,619,153
Accruals and other liabilities	12	1,243,947	295,995
Provision for legal claim	13	3,000,000	-
TOTAL CURRENT LIABILITIES		15,518,797	6,974,589
TOTAL LIABILITIES		143,291,297	6,974,589
NET ASSETS		1,537,698,355	1,574,808,862
Units in issue	16	158,000,000	158,000,000
Per unit value		9.73	9.97
Per unit fair value	7	11.17	11.03

The attached notes 1 to 24 form an integral part of these financial statements.

Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company)

STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2019

		<i>For the year ended 31 December 2019</i>	<i>For the period from 11 February 2018 to 31 December 2018</i>
	<i>Notes</i>	<i>SR</i>	<i>SR</i>
INCOME			
Rental income from investment properties	18	133,733,888	117,561,752
EXPENSES			
Depreciation	6	(36,869,430)	(35,824,433)
Management fees	14	(13,185,722)	(12,301,877)
Amortisation of deferred charges	11	(2,899,023)	-
General and administrative expenses	15	(2,224,764)	(1,946,580)
		<u>(55,178,939)</u>	<u>(50,072,890)</u>
OPERATING PROFIT		78,554,949	67,488,862
Finance charges	11, 14	(1,905,456)	-
NET INCOME FOR THE YEAR/PERIOD		76,649,493	67,488,862
Other comprehensive income		-	-
TOTAL COMPREHENSIVE INCOME		76,649,493	67,488,862

The attached notes 1 to 24 form an integral part of these financial statements.

Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company)

STATEMENT OF CASH FLOWS

For the year ended 31 December 2019

	<i>Notes</i>	<i>For the year ended 31 December 2019 SR</i>	<i>For the period from 11 February 2018 to 31 December 2018 SR</i>
OPERATING ACTIVITIES			
Net income for the year/period		76,649,493	67,488,862
Adjustments for non-cash and other items:			
Depreciation	6	36,869,430	35,824,433
Amortisation of deferred charges	11	2,899,023	-
Finance charges	11, 14	1,905,456	-
		<u>118,323,402</u>	<u>103,313,295</u>
Changes in operating assets and liabilities:			
Rent receivables		1,103,651	(26,582,690)
Prepayments and other assets		3,210,957	(10,346,116)
Due to related parties		1,069,306	59,441
Unearned rental income		2,267,943	-
Accrued management fee		44,939	6,619,153
Accrued expenses		947,952	295,995
		<u>126,968,150</u>	<u>73,359,078</u>
Finance charges paid		(691,388)	-
Net cash from operating activities		<u>126,276,762</u>	<u>73,359,078</u>
INVESTING ACTIVITY			
Purchase of investment properties	6	(121,335,937)	(543,666,650)
Net cash used in investing activity		<u>(121,335,937)</u>	<u>(543,666,650)</u>
FINANCING ACTIVITIES			
Loan proceeds	11	127,772,500	-
Dividends distributed	21	(113,760,000)	(72,680,000)
Deferred charges	11	(10,000,000)	-
Proceeds from units sold		-	563,447,000
Net cash from financing activities		<u>4,012,500</u>	<u>490,767,000</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS		8,953,325	20,459,428
Cash and cash equivalents at beginning of the year/period		<u>20,459,428</u>	<u>-</u>
CASH AND CASH EQUIVALENTS AT END OF THE YEAR/PERIOD		<u>29,412,753</u>	<u>20,459,428</u>
NON-CASH TRANSACTIONS			
Provision for legal claim on investment properties	6, 13	3,000,000	-
Investment properties (compensated against sale of units)	6	-	1,016,553,000

The attached notes 1 to 24 form an integral part of these financial statements.

Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company)

STATEMENT OF CHANGES IN NET ASSETS

For the year ended 31 December 2019

	<i>For the year ended 31 December 2019</i>	<i>For the period from 11 February 2018 to 31 December 2018</i>
Notes	SR	SR
Net asset value attributed to the unitholders at beginning of the year/period	1,574,808,862	-
Issuance of units		
- for cash	-	563,447,000
- for consideration other than cash	-	1,016,553,000
	-	1,580,000,000
Comprehensive income		
Net income for the year/period	76,649,493	67,488,862
Other comprehensive income for the year/period	-	-
Total comprehensive income for the year/period	76,649,493	67,488,862
Dividend distribution	21 (113,760,000)	(72,680,000)
Net asset value attributed to the unitholders at end of the year/period	1,537,698,355	1,574,808,862

The attached notes 1 to 24 form an integral part of these financial statements.

Jadwa REIT Saudi Fund (Managed by Jadwa Investment Company)

NOTES TO THE FINANCIAL STATEMENTS

31 December 2019

1 GENERAL

Jadwa REIT Saudi Fund (the "Fund") is a closed-ended Shariah compliant real estate investment traded fund. The Fund operates in accordance with Real Estate Investment Fund Regulations ("REIFR") and Real Estate Investment Traded Funds ("REITF") Instructions issued by the Capital Market Authority ("CMA"). The Fund is listed on Saudi Stock Exchange ("Tadawul") and the units of the Fund started to be traded on Tadawul in accordance with its rules and regulations. The Capital of the Fund is SR 1,580,000,000 divided into 158,000,000 units of SR 10 each. The Fund has a term of 99 years, which is extendable on the discretion of the Fund Manager following the approval of the CMA.

The Fund is being managed by Jadwa Investment Company, a Saudi Arabian closed joint stock company with commercial registration number 1010228782, and an Authorized Person licensed by the CMA under license number 06034-37 (the "Fund Manager").

The following entities have been established and approved by the CMA as special purpose vehicles (the "SPVs") for the beneficial interest of the Fund:

1. Real Estate Development Areas Company, a Limited Liability Company with commercial registration number 1010385322.
2. Jadwa Al Masha'ar Real Estate Company, a Limited Liability Company with commercial registration number 1010495554.

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.

While the Fund will primarily invest in developed real estate assets which are ready for use, it may also opportunistically invest in real estate development projects in a value not exceeding 25% of the Fund's total asset value with the aim of achieving an increase in value per unit; provided that (i) at least 75% of the Fund's total assets are invested in developed real estate assets which generate periodic income and (ii) the Fund shall not invest in White Land.

2 REGULATING AUTHORITY

The Fund is governed by the REIFR published by the CMA in the Kingdom of Saudi Arabia on 19 Jumada II 1427 H (corresponding to 15 July 2006) and REITF instructions published by CMA on 23 Muharram 1438 H (corresponding to 24 October 2016), detailing requirements for all real estate funds operating within the Kingdom of Saudi Arabia.

3 BASIS OF PREPARATION

3.1 *Statement of compliance*

These financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS"), as endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organization for Certified Public Accountants ("SOCPA").

3.2 *Basis of measurement*

These financial statements have been prepared under the historical cost convention, using accrual basis of accounting and the going concern concept.

3.3 *Functional and presentation currency*

These financial statements are presented in Saudi Riyals ("SR"), which is the functional currency of the Fund. All financial information has been rounded off to the nearest SR.

Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company)

NOTES TO THE FINANCIAL STATEMENTS (continued)

31 December 2019

4 SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS

In the ordinary course of business, the preparation of financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expense. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognized in the period in which the estimates are reviewed and in any future period affected. The significant accounting judgments and estimates applied in the preparation of these financial statements are as follows:

4.1 Useful lives of investment properties

The management determines the estimated useful lives of investment properties for calculating depreciation. This estimate is determined after considering expected usage of the assets and physical wear and tear. Management reviews the residual value and useful lives annually and change in depreciation charges, if any, are adjusted in current and future periods. The estimated useful lives of the investment properties are disclosed in note 6.

4.2 Impairment of investment properties

The Fund assesses whether there are any indicators of impairment for all investment properties at each reporting date. The investment properties are tested for impairment when there are indicators that the carrying amounts may not be recoverable. When value in use calculations are undertaken, management estimates the expected future cash flows from the asset or cash-generating unit and chooses a suitable discount rate in order to calculate the present value of those cash flows.

4.3 Impairment of financial assets held at amortised cost

The Fund assesses on a forward-looking basis the expected credit loss ("ECL") associated with its financial assets carried at amortised cost. The Fund recognises a loss allowance for such losses at each reporting date. The measurement of ECL reflects:

- An unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes;
- The time value of resources; and
- Reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions.

5 SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies used in the preparation of these financial statements are as follows:

5.1 Investment properties

Investment properties comprise completed properties that are held to earn rentals or for capital appreciation or both. Investment property is stated at cost including transaction costs net of accumulated depreciation and/or accumulated impairment losses, if any. Such cost includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met.

The cost less estimated residual value, if any, of investment property is depreciated on a straight-line basis over the estimated useful lives of the assets. Land, on the other hand, is reported at cost.

The fair value of investment properties is disclosed in note 7.

5.2 Impairment of non-financial assets

The carrying values of non-financial assets are reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable. An impairment loss is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount which is the higher of an asset's fair value less cost to sell and value in use. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but the increased carrying amount should not exceed the carrying amount that would have been determined, had no impairment loss been recognized for the assets or cash-generating unit in prior years. A reversal of an impairment loss is recognized as income immediately in the statement of comprehensive income.

Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company)

NOTES TO THE FINANCIAL STATEMENTS (continued)

31 December 2019

5 SIGNIFICANT ACCOUNTING POLICIES (continued)

5.3 Cash and cash equivalents

For the purposes of cash flows statement, cash and cash equivalents consists of bank balances.

5.4 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

5.4.1 Initial recognition and measurement of financial instruments

The Fund initially recognises financial assets and financial liabilities when it becomes party to the contractual provisions of the financial instrument.

Initial measurement of the financial instrument is at its fair value plus or minus, in the case of a financial asset or financial liability not at fair value through profit or loss ("FVTPL"), transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability. Transaction costs of financial assets carried at FVTPL are expensed in the statement of comprehensive income.

5.4.2 Financial assets – subsequent classification and measurement

Financial assets are subsequently measured at amortised cost, fair value through other comprehensive income ("FVOCI") or FVTPL. There are two criteria used to determine how financial assets should be classified and measured:

- a) The Fund's business model for managing the financial assets; and
- b) The contractual cash flow characteristics of the financial asset

A financial asset is measured at amortised cost if the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Otherwise, a financial asset is measured at FVTPL.

The Fund has no financial assets measured at FVTPL and FVOCI.

The Fund derecognises a financial asset when the rights to the cash flows from the financial asset have expired or where the Fund has transferred substantially all risks and rewards associated with the financial asset and does not retain control of the financial asset.

5.4.3 Impairment of financial assets

The Fund assesses on a forward-looking basis the ECL associated with its debt instruments as part of its financial assets, carried at amortised cost and FVOCI, the ECL is based on a 12-month ECL and life time ECL. The 12-month ECL is the portion of lifetime ECLs that results from default events on a financial instrument that are possible within 12 months after the reporting date. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL. Where there is no significant financing component in the financial instruments recognised at amortised cost or FVOCI, then the Fund can use simplified approach and assess allowance on lifetime ECL using a forward-looking provision matrix.

As at period end, the Fund has bank balances, rent receivables and due from a related party as financial assets carried at amortised cost.

The bank balances are demand deposits with reputable financial institutions with investment grade credit rating. These financial institutions are highly capitalised and sufficiently liquid. They adhere to strict requirements of their regulator with respect to capital adequacy and liquidity requirements. Further, based on the economic review in general and assessment of the forecast of the Saudi Arabian Financial Institutions specifically by the reputable financial analyst and other agencies, the management believes that the financial institutions will continue their positive capital of liquidity requirements. Accordingly, the management believes no provision is required at this stage.

With respect to rent receivables, these are short-term receivables which are current and are settled within a very short period of time. No provision has been booked on the rent receivables as the management expects the receivable to be fully recoverable.

Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company)

NOTES TO THE FINANCIAL STATEMENTS (continued)

31 December 2019

5 SIGNIFICANT ACCOUNTING POLICIES (continued)

5.4 Financial instruments (continued)

5.4.4 Financial liabilities – subsequent classification and measurement

Financial liabilities are subsequently measured at amortised cost using the effective interest rate ("EIR") method. The EIR is the rate that discounts the estimated future cash payments through the expected life of the financial liability, or where appropriate, a shorter period to the net carrying amount on initial recognition.

The Fund derecognises a financial liability (or part of a financial liability) from its statement of financial position when, and only when, it is extinguished, i.e. when the obligation specified in the contract is discharged, cancelled or expires.

The Fund's financial liabilities include due to related parties, accrued management fee and accrued expenses.

5.4.5 Offsetting of financial instruments

Financial assets and liabilities are offset with the net amount reported in the statement of financial position only if there is a current enforceable legal right to offset the recognised amounts and an intent to settle on a net basis, or to realise the assets and liabilities simultaneously.

5.5 Provision

Provisions are recognised when the Fund has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

5.6 Revenue recognition

Revenue includes rental income from investment properties.

Rental income from operating leases is recognised on a straight-line basis over the lease term. When the Fund provides incentives to its tenants, the cost of the incentives is recognised over the lease term, on a straight-line basis, as a reduction of rental income.

The contracts include fixed price and the customer pays the fixed amount based on a payment schedule. If the services rendered by the Fund exceed the payment, accrued rental income is recognised. If the payments exceed the services rendered, unearned rental income is recognised.

Revenue is measured at the transaction price agreed under the contract. Amounts disclosed as revenue are net of variable consideration and payments to customers, which are not for distinct services, this consideration may include discounts, trade allowances, rebates and amounts collected on behalf of third parties. The Fund does not have contracts where the period between the performance of the service to the customer and the payment by the customer exceeds one year, and as a result, the Fund does not adjust transaction price for the time value of money.

A receivable is recognised when services are provided as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

5.7 Management fees

Management fees are charged by the Fund Manager at the rate of 0.75% per annum of the Fund's net asset market value. Management fee is calculated and payable semi-annually in arrears.

5.8 Expenses

General and administrative expenses include direct and indirect costs not specifically part of cost of sales as required under IFRS.

5.9 Net assets value

The net assets value per unit disclosed in the financial statements is calculated by dividing the net assets of the Fund by the number of units in issue at the period-end.

5 SIGNIFICANT ACCOUNTING POLICIES (continued)

5.10 Zakat

Zakat is the obligation of the Unitholders and is not provided for in the financial statements.

5.11 Dividend distribution

The Fund has a policy of distributing and paying at least 90% of its net profit, not including profit resulting from the sale of the underlying real estate assets and other investments.

5.12 Standards effective 1 January 2019

The Fund has adopted the following new standards which have been issued and effective from 1 January 2019:

5.12.1 IFRS 16, Leases

IFRS 16 introduces a single, on-balance lease sheet accounting model for lessees. A lessee recognises a right-of-use asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. There are optional exemptions for short-term leases and leases of low-value items. Lessor accounting remains similar to the current standard IAS 17 – i.e. lessors continue to classify leases as finance or operating leases.

IFRS 16 replaces existing leases guidance, including 'IAS 17 Leases', 'IFRIC 4 Determining whether an Arrangement contains a Lease', 'SIC 15 Operating Leases – Incentives' and 'SIC 27 Evaluating the Substance of Transactions Involving the Legal Form of a Lease'.

The application of this standard did not have an impact on the amounts presented in these financial statements.

5.13 Standards and interpretations issued but not yet effective

The standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Fund's financial statements are disclosed below. The Fund intends to adopt these standards, if applicable, when they become effective.

5.13.1 IFRS 17, Insurance Contracts

IFRS 17 establishes the principles for the recognition, measurement, presentation and disclosure of insurance contracts within the scope of the standard. The objective of IFRS 17 is to ensure that an entity provides relevant information that faithfully represents those contracts. This information gives a basis for users of financial statements to assess the effect that insurance contracts have on the entity's financial position, financial performance and cash flows.

The standard is effective for annual periods beginning on or after 1 January 2021 and earlier adoption is permitted.

The Fund is still assessing the potential impact of adopting the new standard on the financial statements.

5.13.2 Other Amendments

The following amendments to standards are not yet effective and neither expected to have a significant impact on the Fund's financial statements:

- Amendments to IFRS 3 – *Definition of a Business*
- Amendments to References to the Conceptual Framework in IFRS Standards
- Amendments to IAS 1 and IAS 8 – *Definition of Material*
- Amendments to IFRS 9 and IAS 7 – *Interest Rate Benchmark Reform*
- Amendments to IAS 1 – *Classification of Liabilities as Current or Non-Current*

Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company)

NOTES TO THE FINANCIAL STATEMENTS (continued)
31 December 2019

6 INVESTMENT PROPERTIES

The composition of the investment properties as of the reporting date is summarized below:

31 December 2019

<i>Description</i>	<i>Cost SR</i>	<i>Accumulated depreciation SR</i>	<i>Net book value SR</i>
Land	499,871,870	-	499,871,870
Alyaum Newspaper Tower	160,173,955	6,406,590	153,767,365
Almaarefa College	98,817,662	5,613,850	93,203,812
Al-Sulay Warehouse	147,534,425	11,043,177	136,491,248
Marvela Residential Compound	492,696,838	35,550,428	457,146,410
Al Fanar Residential & Commercial Compound	205,902,564	13,258,229	192,644,335
Rawd Aljnan School	19,016,563	556,964	18,459,599
Aber Al Yasmin Hotel	19,870,771	86,855	19,783,916
Olaya Court Tower	40,670,939	177,770	40,493,169
	1,684,555,587	72,693,863	1,611,861,724

31 December 2018

<i>Description</i>	<i>Cost SR</i>	<i>Accumulated depreciation SR</i>	<i>Net book value SR</i>
Land	456,472,011	-	456,472,011
Alyaum Newspaper Tower	160,173,955	3,046,812	157,127,143
Almaarefa College	97,439,857	2,810,765	94,629,092
Al-Sulay Warehouse	147,534,425	5,529,142	142,005,283
Marvela Residential Compound	492,696,838	17,799,530	474,897,308
Al Fanar Residential & Commercial Compound	205,902,564	6,638,184	199,264,380
	1,560,219,650	35,824,433	1,524,395,217

The movement in the account during the year/period is as follows:

	2019 SR	2018 SR
Cost		
Balance at beginning of the year/period	1,560,219,650	-
Additions during the year/period	124,335,937	1,560,219,650
Balance at end of the year/period	1,684,555,587	1,560,219,650
Accumulated depreciation		
Balance at beginning of the year/period	35,824,433	-
Depreciation charge for the year/period	36,869,430	35,824,433
Balance at end of the year/period	72,693,863	35,824,433
Net book value	1,611,861,724	1,524,395,217

Jadwa REIT Saudi Fund
(Managed by Jadwa Investment Company)

NOTES TO THE FINANCIAL STATEMENTS (continued)

31 December 2019

6 INVESTMENT PROPERTIES (continued)

6.1 The useful lives of the investment properties as estimated by an independent valuator range from 30 to 50 years.

6.2 Freehold land comprises of the lands acquired on which the buildings are built. The Fund acquired properties in Riyadh, Al Khobar and Dammam with an aggregate area of 387,442.39 square meters of land (2018: 377,502.39 square meters).

6.3 The consideration for the properties acquired in 2018 was partly paid in cash and partly settled through issuance of 101,655,300 units of the Fund.

6.4 Brief details of the investment properties follow:

6.4.1 *Alyaum Newspaper Tower*

This property is a 16-storey with 3- level basement, office building located in Al Hussam District, Dammam City.

6.4.2 *Almaarefa College*

This property is a fully constructed educational facility located in Al Diriah District, Riyadh.

6.4.3 *Al-Sulay Warehouse*

This property is an industrial compound located at the east corner of Haroon Al Rashid Road and Alsafa Street, within Al Sulay District, Riyadh.

6.4.4 *Marvela Residential Compound*

This property is a residential compound located along the southeast side of King Abdullah Road, within King Faisal District, Riyadh.

6.4.5 *Al Fanar Residential & Commercial Compound*

This property is a mixed-use project composed of residential and retail units located at the southwest corner of King Faisal Road and 1 Street, within Ar Rawabi District, Al Khobar.

6.4.6 *Rawd Aljinan School*

This property is a fully constructed educational facility located in An-Nakheel District, Riyadh.

6.4.7 *Aber Al Yasmin Hotel*

This property is a hospitality and retail project located in Al Yasmin District, Riyadh.

6.4.8 *Olaya Court Tower*

This property is an office project occupied by the labor court and located in Al Sahafa District, Riyadh.

7 EFFECT ON NET ASSET VALUE IF INVESTMENTS IN REAL ESTATE PROPERTIES ARE FAIR VALUED

In accordance with Article 21 of the REIFR issued by CMA in the Kingdom of Saudi Arabia, the Fund Manager evaluates the Fund's real estate assets based on two evaluations prepared by independent evaluators. However, in accordance with the requirement in the Kingdom of Saudi Arabia, investment in real estate properties are carried at cost less depreciation and impairment, if any, in these financial statements. Accordingly, the fair value below is disclosed for information purposes and has not been accounted for in the Fund's books.

Jadwa REIT Saudi Fund
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NOTES TO THE FINANCIAL STATEMENTS (continued)

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7 EFFECT ON NET ASSET VALUE IF INVESTMENTS IN REAL ESTATE PROPERTIES ARE FAIR VALUED (continued)

The fair value of the investment properties is determined by two selected appraisers, i.e. ValuStrat and White Cubes. As at reporting date, the valuation of investment properties are as follows:

31 December 2019	Appraiser 1 SR	Appraiser 2 SR	Average SR
Alyaum Newspaper Tower	318,000,000	288,900,000	303,450,000
Almaarefa College	228,500,000	220,700,000	224,600,000
Al-Sulay Warehouse	276,000,000	235,300,000	255,650,000
Marvela Residential Compound	645,000,000	645,200,000	645,100,000
Al Fanar Residential & Commercial Compound	268,300,000	259,700,000	264,000,000
Rawd Aljnan School	31,250,000	31,000,000	31,125,000
Aber Al Yasmin Hotel	44,200,000	40,000,000	42,100,000
Olaya Court Tower	77,420,000	70,000,000	73,710,000
	1,888,670,000	1,790,800,000	1,839,735,000
31 December 2018	Appraiser 1 SR	Appraiser 2 SR	Average SR
Alyaum Newspaper Tower	318,000,000	288,900,000	303,450,000
Almaarefa College	228,500,000	220,700,000	224,600,000
Al-Sulay Warehouse	276,000,000	235,300,000	255,650,000
Marvela Residential Compound	645,000,000	645,200,000	645,100,000
Al Fanar Residential & Commercial Compound	268,300,000	259,700,000	264,000,000
	1,735,800,000	1,649,800,000	1,692,800,000

Management has used the average of the two valuations for the purposes of disclosing the fair value of the investment properties.

The investment properties were valued taking into consideration number of factors, including the area and type of property. Below is an analysis of the investment properties' fair value against cost:

i. The unrealised gain on investment properties based on fair value evaluation is set out below:

	2019 SR	2018 SR
Fair value of investments in real estate properties	1,839,735,000	1,692,800,000
Less: Carrying value of investments in real estate properties (note 6)	1,611,861,724	1,524,395,217
Unrealised gain based on fair value evaluation	227,873,276	168,404,783
Units in issue	158,000,000	158,000,000
Per unit share in unrealised gain based on fair value evaluation	1.44	1.06

Jadwa REIT Saudi Fund
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NOTES TO THE FINANCIAL STATEMENTS (continued)

31 December 2019

7 EFFECT ON NET ASSET VALUE IF INVESTMENTS IN REAL ESTATE PROPERTIES ARE FAIR VALUED (continued)

ii. The net asset value using the fair values of the real estate properties is set out below:

	2019 SR	2018 SR
Net asset value at cost, as presented in these financial statements	1,537,698,355	1,574,808,862
Unrealised gain based on real estate evaluations (note 7.i.)	227,873,276	168,404,783
Net asset based on fair value	1,765,571,631	1,743,213,645

iii. The net asset value per unit, using the fair values of the real estate properties is set out below:

	2019 SR	2018 SR
Net asset value per unit, at cost as presented in these financial statements	9.73	9.97
Impact on net asset value per unit on account of unrealised gain based on fair value evaluations (note 7.i.)	1.44	1.06
Net asset value per unit at fair value	11.17	11.03

8 RENT RECEIVABLES

This account represents the rent receivable from the operating leases (see note 18).

Following is the ageing analysis of the receivable:

	2019 SR	2018 SR
Less than 30 days	23,344,043	25,963,238
Between 31 to 60 days	-	-
Between 61 to 90 days	-	-
Between 91 to 120 days	-	619,452
More than 120 days	2,134,996	-
	25,479,039	26,582,690

Impairment and risk exposure

Information about the impairment of rent receivables and the Fund's exposure to credit risk can be found in note 19.

9 PREPAYMENTS AND VALUE-ADDED TAX

	2019 SR	2018 SR
Input value-added tax ("VAT")	7,113,511	10,240,609
Prepaid expenses	21,648	105,507
	7,135,159	10,346,116

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31 December 2019

10 CASH AND CASH EQUIVALENTS

As of 31 December 2019, four of the eight bank accounts are maintained with Banque Saudi Fransi under the name of the SPVs with a total balance of SR 22,408,786 (2018: four of the six bank accounts with a total balance of SR 14,284,521).

11 LONG-TERM LOAN

On 1 October 2018, BSF has extended an Islamic finance facility to one of the SPVs, Real Estate Development Areas Company, amounting to SR 1,000,000,000 for the purposes of financing the real estate investments of the Fund. The SPV has made an arrangement with the Fund under a long-term loan agreement to lend all the loan proceeds availed by it under the facility to the Fund on terms and conditions same as that of the facility.

The facility and correspondingly the loan is available until 1 October 2021 and is repayable in full on 31 July 2023. As at 31 December 2019, the Fund has drawn SR 127,772,500 (2018: SR nil) from the facility.

The facility is secured by promissory notes and pledge over the current and future rights and interests in the investment properties of the Fund.

Finance charges for the period ended 31 December 2019 amounted to SR 1,905,456 (2018: SR nil) which are reflected under the statement of comprehensive income.

Fees charged by the Bank for loan servicing amounting to 1.0% of the loan facility has been capitalised as 'Deferred charges' in the statement of financial position and is amortised over the period of the loan facility. Amortisation of deferred charges for the period ended 31 December 2019 amounted to SR 2,899,023 (2018: SR nil) which are reflected under the statement of comprehensive income.

12 ACCRUALS AND OTHER LIABILITIES

	2019	2018
	SR	SR
Output VAT	979,109	-
Custody fee	80,658	80,658
Professional fees	68,001	166,403
Property valuation fees	49,059	48,934
Administration fee	29,664	-
Legal fees	21,000	-
Independent board member fee	10,000	-
Others	6,456	-
	1,243,947	295,995

13 PROVISION FOR LEGAL CLAIM

	2019	2018
	SR	SR
At beginning of the year/period	-	-
Arising during the year	3,000,000	-
At end of the year/period	3,000,000	-

During 2019, provision amounting to SR 3,000,000 is recognised for legal claim filed against the Fund relating to a dispute in one of its investment properties. The Fund is currently pleading it but the final outcome of such case is not certain yet.

Jadwa REIT Saudi Fund
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NOTES TO THE FINANCIAL STATEMENTS (continued)
31 December 2019

14 RELATED PARTY TRANSACTIONS AND BALANCES

14.1 Related party transactions

The following are the details of the significant transactions with related parties during the year/period:

Related party	Nature of relationship	Nature of transaction	For the year	For the period
			ended 31 December 2019 SR	from 11 February 2018 to 31 December 2018 SR
Jadwa Investment Company	Fund manager	Management fee (i)	13,185,722	12,301,877
		Transaction fee for acquisition of properties	885,938	11,599,650
		Paid on behalf of the Fund	-	34,021
AbdulKadir Al Muhaidib & Sons Co.	Unitholder	Rental revenue from investment properties	90,125,000	81,482,877
Almareefa University for Science & Technology	Unitholder	Rental revenue from investment properties	14,666,667	14,465,754
Real Estate Development Areas Company	SPV	Finance charges	1,905,456	-

On December 2019, Almareefa University for Science & Technology no longer holds units in the Fund.

i. Management fee

In consideration for managing the assets of the Fund, the Fund Manager in accordance with the Terms and Conditions of the Fund charges the Fund a management fee equal to 0.75% of the net asset market value of the Fund calculated and payable semi-annually in arrears.

For the dividends distributed to the unitholders, please refer to note 21.

14.2 Related party balances

The following are the details of related party balances at the year/period end:

Amounts due to related parties

	2019 SR	2018 SR
Real Estate Development Areas Company	1,214,068	-
Unitholders - Unpaid dividends	208,789	25,420
Jadwa Investment Company	919,958	34,021
	<u>2,342,815</u>	<u>59,441</u>

Accrued management fee

	2019 SR	2018 SR
Jadwa Investment Company	<u>6,664,092</u>	<u>6,619,153</u>

Jadwa REIT Saudi Fund
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NOTES TO THE FINANCIAL STATEMENTS (continued)
31 December 2019

15 GENERAL AND ADMINISTRATIVE EXPENSES

	<i>For the year ended 31 December 2019 SR</i>	<i>For the period from 11 February 2018 to 31 December 2018 SR</i>
Registration fee	400,000	450,382
Custody fee	320,000	323,946
Professional fees	312,975	439,472
Indirect tax	309,063	-
Tadawul listing fee	300,000	320,822
Insurance	170,925	94,257
Administration fee	132,870	121,225
Property valuation fees	112,345	97,994
Legal fee	53,801	78,442
Independent board member fee (i)	20,000	20,000
Others	92,785	40
	<u>2,224,764</u>	<u>1,946,580</u>

(i) This pertains to remuneration paid to independent directors of the Fund's board.

16 UNIT TRANSACTIONS

Transaction in units of the Fund is summarized as follows:

	<i>2019 In numbers</i>	<i>2018 In numbers</i>
Units at the beginning of the year/period	158,000,000	-
Units issued during the period for consideration in cash	-	56,344,700
Units issued during the period for consideration other than cash	-	101,655,300
Units at the end of the year/period	<u>158,000,000</u>	<u>158,000,000</u>

17 FAIR VALUE MEASUREMENT

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

All financial instruments for which fair value is recognised or disclosed are categorized within the fair value hierarchy, based on the lowest level input that is significant to the fair value measurement as a whole, as follows:

- Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

Jadwa REIT Saudi Fund
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NOTES TO THE FINANCIAL STATEMENTS (continued)
31 December 2019

17 FAIR VALUE MEASUREMENT (continued)

17.1 Financial instruments

Financial assets consist of cash and cash equivalents and rent receivables. Financial liabilities consist of due to related parties, accrued management fees, other accrued expenses and long-term loan. The fair values of financial assets and financial liabilities are not materially different from their carrying values.

17.2 Non-financial assets

The following table shows the fair value of investment properties disclosed:

31 December 2019	Level 1 SR	Level 2 SR	Level 3 SR	Total SR
Alyaum Newspaper Tower	-	303,450,000	-	303,450,000
Almaarefa College	-	224,600,000	-	224,600,000
Al-Sulay Warehouse	-	255,650,000	-	255,650,000
Marvela Residential Compound	-	645,100,000	-	645,100,000
Al Fanar Residential & Commercial Compound	-	264,000,000	-	264,000,000
Rawd Aljinan School	-	31,125,000	-	31,125,000
Aber Al Yasmin Hotel	-	42,100,000	-	42,100,000
Olaya Court Tower	-	73,710,000	-	73,710,000
	-	1,839,735,000	-	1,839,735,000
31 December 2018	Level 1 SR	Level 2 SR	Level 3 SR	Total SR
Alyaum Newspaper Tower	-	303,450,000	-	303,450,000
Almaarefa College	-	224,600,000	-	224,600,000
Al-Sulay Warehouse	-	255,650,000	-	255,650,000
Marvela Residential Compound	-	645,100,000	-	645,100,000
Al Fanar Residential & Commercial Compound	-	264,000,000	-	264,000,000
	-	1,692,800,000	-	1,692,800,000

When the fair value of items disclosed in these financial statements cannot be derived from active markets, their fair value is determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. The estimates include considerations of liquidity and model inputs related to items such as credit risk, correlation and volatility.

Changes in assumptions about these factors could affect the fair value of items disclosed in these financial statements and the level where the items are disclosed in the fair value hierarchy.

The fair values of investment properties were assessed by ValuStrat and White Cubes as disclosed in note 7. They are accredited independent valuers with a recognised and relevant professional qualification and with recent experience in the location and category of the investment properties being valued.

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NOTES TO THE FINANCIAL STATEMENTS (continued)

31 December 2019

17 FAIR VALUE MEASUREMENT (continued)

17.2 Non-financial assets (continued)

The valuation models have been applied in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation Standards, in addition to recently published International Valuation Standards issued by International Valuation Standards Council (IVSC) and applied by Saudi Authority for Accredited Valuers (TAQEEM). These models comprise both the income capitalisation approach and depreciated replacement cost (DRC).

18 OPERATING LEASES

Future rental commitments under the operating leases are as follows:

	2019	2018
	SR	SR
Not later than one year	51,963,192	127,255,674
Later than one year and not later than five years	191,379,543	414,246,569
Later than five years	263,904,384	262,025,744
	507,247,119	803,527,987

The Fund enters into long-term operating lease contracts with tenants for space in its investment properties. Initial lease terms are generally between three and 20 years. Leases generally provide for the tenant to pay the base rent, with provisions for contractual increases in base rent over the term of the lease. Rental income recognised by the Fund during the year is SR 133,733,888 (2018: SR 117,561,752).

19 FINANCIAL RISK MANAGEMENT

The Fund's activities expose it to a variety of financial risks: market risk, credit risk, liquidity risk and property risk.

The Fund Manager is responsible for identifying and controlling risks. The Fund Board supervises the Fund Manager and is ultimately responsible for the overall management of the Fund.

The Fund has its Terms and Conditions document that sets out its overall business strategies, its tolerance of risks and its general risk management philosophy and is obliged to take actions to rebalance the portfolio in line with the investment guidelines.

19.1 Market risk

The Fund will be subject to the general conditions of the real estate sector in Saudi Arabia, which itself is influenced by a variety of factors such as, but not limited to the overall macroeconomic growth in the kingdom, interest rates, demand-supply, availability of financing, investor sentiment, liquidity, legal and regulatory requirement. The Fund management monitors on a regular basis the fluctuation and changes in the overall economic environment and believes that the impact of such changes is not significant to the Fund.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Fund's interest rate risk arises from the long-term loan. This is benchmarked to SAIBOR which expose the Fund to cash flow interest rate risk.

The Fund analyses its interest rate exposure on a regular basis by monitoring interest rate trends and believes that the impact of such changes is not significant to the Fund.

An increase/decrease in interest rate of 1%, with all other variables held constant, would have resulted in a net increase/decrease in the Fund's total comprehensive income of SR 409,212 for the year ended 31 December 2019 (2018: SR nil).

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NOTES TO THE FINANCIAL STATEMENTS (continued)
31 December 2019

19 FINANCIAL RISK MANAGEMENT (continued)

19.2 Credit risk

Credit risk is the risk of financial loss to the Fund if a customer or counterparty to a financial instrument fails to meet its contractual obligations. Bank balances are placed with banks having sound credit ratings. The Fund seeks to limit its credit risk with respect to counterparties by setting credit limits for individual counterparties and by monitoring outstanding receivables.

The maximum exposure to credit risk applicable to the Fund approximates to the carrying value of the financial assets as disclosed in these financial statements.

The Fund applies IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for rent receivables.

As at 31 December 2019 and 2018, management considers the probability of default to be close to zero as the counterparties have a strong capacity to meet their contractual obligations in the near term. As a result, no loss allowance has been recognised as any such impairment would be wholly insignificant to the Fund.

19.3 Liquidity risk

Liquidity risk is the risk that the Fund will encounter difficulty in raising funds to meet commitments associated with financial instruments. Liquidity risk may result from an inability to sell a financial asset quickly at an amount close to its fair value. Liquidity risk is managed by monitoring on a regular basis that sufficient funds are available to meet any future commitments.

The table below summarises the maturity profile of the Fund's financial liabilities based on contractual undiscounted payments:

	<i>On demand SR</i>	<i>Less than 3 months SR</i>	<i>More than 12 months SR</i>	<i>Total SR</i>
31 December 2019				
Long-term loan	-	-	127,772,500	127,772,500
Due to related parties	1,128,747	1,214,068	-	2,342,815
Accrued management fees	-	6,664,092	-	6,664,092
Accrued expenses	-	1,243,947	-	1,243,947
	<u>1,128,747</u>	<u>9,122,107</u>	<u>127,772,500</u>	<u>138,023,354</u>
	<i>On demand SR</i>	<i>Less than 3 months SR</i>	<i>More than 12 months SR</i>	<i>Total SR</i>
31 December 2018				
Due to related parties	59,441	-	-	59,441
Accrued management fees	-	6,619,153	-	6,619,153
Accrued expenses	-	295,995	-	295,995
	<u>59,441</u>	<u>6,915,148</u>	<u>-</u>	<u>6,974,589</u>

19.4 Property risk

Property risk is the risk related to the investment properties of the Fund. The Fund's management has identified the risk that a tenant may become insolvent causing a significant loss of rental income and a reduction in the value of the associate property. To reduce this risk, the Fund reviews the financial status of all prospective tenants and decides on the appropriate level of security required via promissory notes.

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NOTES TO THE FINANCIAL STATEMENTS (continued)

31 December 2019

20 OPERATING SEGMENT

The Fund is organised into one operating segment. All of the Fund's activities are interrelated and each activity is dependent on the others. Accordingly, all significant operating decisions are based upon analysis of the fund as one segment.

21 DIVIDENDS DISTRIBUTION

On 12 February 2019, the Fund manager approved to distribute dividends to the unitholders for the period from 1 October 2018 to 31 December 2018 for an amount of SR 28,440,000 in accordance with the terms and conditions of the Fund which was at least 90% of the Fund's annual net profits.

On 10 April 2019, the Fund manager approved to distribute dividends to the unitholders for the period from 1 January 2019 to 31 March 2019 for an amount of SR 28,440,000 in accordance with the terms and conditions of the Fund which was at least 90% of the Fund's annual net profits.

On 8 July 2019, the Fund manager approved to distribute dividends to the unit holders for the period from 1 April 2019 to 30 June 2019 amounting to SR 28,440,000 in accordance with the terms and conditions of the Fund which was at least 90% of the Fund's annual net profits.

On 09 October 2019, the Fund manager approved to distribute dividends to the unitholders for the period from 1 July 2019 to 30 September 2019 for an amount of SR 28,440,000 in accordance with the terms and conditions of the Fund which was at least 90% of the Fund's annual net profits.

22 SUBSEQUENT EVENTS

On 13 January 2020, the Fund manager approved to distribute dividends to the unitholders for the period from 1 October 2019 to 31 December 2019 for an amount of SR 30,020,000 in accordance with the terms and conditions of the Fund which was at least 90% of the Fund's annual net profits.

At the beginning of the year 2020, the presence of COVID 19 virus was confirmed, which spread all over the world causing disturbance of commercial and economic activities. The management considers this event to be an event that does not require adjustments after the financial reporting period, as the situation is variable and rapidly evolving and the potential impact on the Fund's results cannot be estimated.

For subsequent reporting periods, this will affect the measurement and recognition of assets and liabilities in the Fund's financial statements. The management is still working on the impact assessment for the year 2020.

23 LAST VALUATION DAY

The last valuation day of the period was 31 December 2019.

24 APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Fund's Board on 2 Shaban 1441 H (corresponding to 26 March 2020).