

Fund Fact Sheet

Q1 2025

جدوى ريت الحرمين
Jadwa REIT Al Haramain



Market Cap SAR 411.18mn

Outstanding Units 66,000,000

Unit trading price at the end of the quarter Price SAR 6.23

NAV** SAR 504.98mn

Total assets value SAR 729.84mn

NAV Per Unit SAR 7.65

Portfolio Value SAR 684.73mn

Listing Date 30/4/2017

Fund Term 99 Years

Dividend Frequency Semi Annual

Tadwaul Ticker 4332

Bloomberg Ticker JADWA AB EQUITY

Management Fee's* 0.75% of NAV

Custodian Fee's 0.015% of NAV

Administrator Fee's SAR 129,078

Other Fund Fee's up to 0.5% of NAV

The numbers are as of 31 March 2025 and are unaudited

** The Fund Manager is entitled to management fees according to the following: (a) 0.5% annually of the Fund's Net Asset Value, and (b) 5% of the Fund's total annual revenue, the total Management Fees does not exceed 0.75% of the Fund's Net Asset Value.*

***NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2024.*

Material changes:

No Material changes.

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Jadwa REIT Al Haramain Fund is a closed-ended Sharia compliant real estate investment-traded fund listed in the Saudi Stock Exchange (Tadawul). The primary objective of the fund is to provide its investors with current income by investing in income-generating real estate assets in Saudi Arabia, with a primary focus on the Holy cities of Makkah and Medina.

Key Highlights

Rental income for the period	SAR 10,655,490
Total expenses for the period*	SAR 2,196,180
Rental income to Market Value	2.59%
Dividend yield	0.00%
Total dividends distributed	-
Expense ratio*	0.30%
Loan-to-value ratio (as of 31 March 2025)	29.59%
Loan availability period	13 September 2022
Loan due date	13 September 2027

Fund manager investment details in the fund's units

-

** Expenses excludes financial charges, depreciation and amortization.*

***As of March 31, 2025 the Fund Manager has not announced dividends distributions relating to the first quarter of year 2025.*

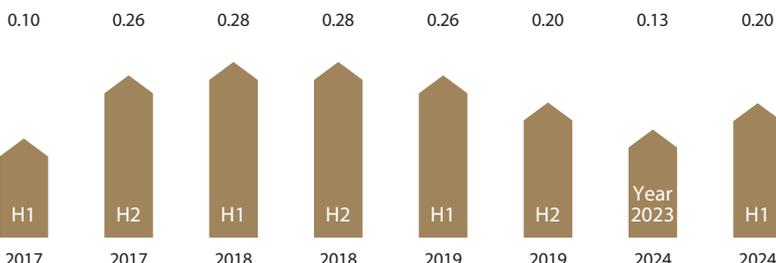
The numbers represent the quarter ending 31 March 2025 and are unaudited.

Net Asset Value / Market Price (SAR per Unit)

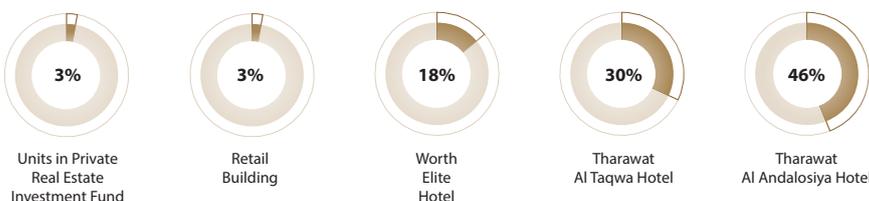


■ Market Price ■ Net Asset Value

Dividend Distribution (SAR per Unit)



Portfolio Allocation by Asset



** Portfolio occupancy rate at the end of the quarter for Tharawat Al Andalosiyah Hotel is 96%, Worth Elite Hotel is 97% and Retail Building is 100%*

** Portfolio occupancy rate at the end of the quarter for Tharawat Al Taqwa Hotel is 39%*

Portfolio Allocation by Proximity



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

Portfolio Allocation by Sector



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





Expenses details (SAR)

Expenses	Expenses during Q1	% of expenses from NAV	Maximum expenses
Management Fee	933,859	0.185%	0.75% of NAV
Register Fee	100,000	0.020%	400,000
Professional Fees	83,267	0.016%	0.5% of NAV
Custody Fee	18,678	0.004%	0.015% of NAV
Listing Fee	29,575	0.006%	300,000
Administration Fee	32,270	0.006%	129,078
Insurance Premiums	19,816	0.004%	0.5% of NAV
Property Valuation Fees	28,400	0.006%	0.5% of NAV
Audit Fee	15,000	0.003%	60,000
Legal Fee	3,000	0.001%	0.5% of NAV
Tax Fee	326,677	0.065%	0.5% of NAV
Bank Charges and Loan Service Fee	1,296	0.000%	0.5% of NAV
Directors Fee	5,000	0.001%	20,000
Other Expenses	17,750	0.004%	0.5% of NAV
Property Management Fees	581,592	0.115%	
Total	2,196,180	0.435%	

Dividends distribution for the quarter (SAR)

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 dividend subsequent to the last disclosed report)*	-
Dividends distributed per unit*	-
Dividends distributed on unit price*	-
Eligibility to cash dividends distributed during the reporting quarter*	-
Number of outstanding units for which dividends were distributed during the quarter	-
Percentage of distribution to Fund's Net Asset Value	-

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

