

Fund Fact Sheet

Q1 2026

جدوى ريت الحرمين
Jadwa REIT Al Haramain



Market Cap	SAR 318.12mn
Outstanding Units	66,000,000
Unit trading price at the end of the quarter	SAR 4.82
NAV**	SAR 519.31mn
Total assets value	SAR 745.46mn
NAV Per Unit	SAR 7.87
Portfolio Value	SAR 692.07mn
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	SAR 100,000
Administrator Fee's	SAR 132,951
Other Fund Fee's	up to 0.5% of NAV

The numbers are as of 31 March 2026 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 2025.

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

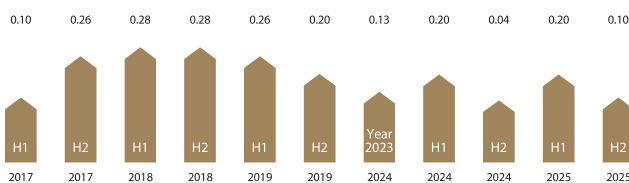
Rental income for the period	SAR 12,865,319
Total expenses for the period*	SAR 2,203,215
Rental income to Market Value	4.04%
Dividend yield	0.00%
Total dividends distributed	-
Expense ratio*	0.30%
Loan-to-value ratio (as of 31 March 2026)	28.97%
Loan availability period	13 September 2022
Loan due date	13 September 2027
Fund manager investment details in the fund's units	-

* Expenses excludes financial charges, depreciation and amortization.
* As of March 31, 2026 the Fund Manager has not announced dividends distributions relating to the first quarter of year 2026.
The numbers represent the quarter ending 31 March 2026 and are unaudited.

Net Asset Value / Market Price (SAR per Unit)



Dividend Distribution (SAR per Unit)



Portfolio Allocation by Asset



* Portfolio occupancy rate at the end of the quarter for Tharawat Al Andalosiyah Hotel is 94%, Worth Elite Hotel is 96% and Retail Building is 100%
* Portfolio occupancy rate at the end of the quarter for Tharawat Al Taqwa Hotel is 0% (Tharawat Al Taqwa Hotel Operates during hajj seasonally)

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.



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Expenses details (SAR)			
Expenses	Expenses during Q1	% of expenses from NAV	Maximum expenses
Management Fee	799,774	0.154%	0.75% of NAV
Register Fee	100,000	0.019%	400,000
Professional Fees	260,240	0.050%	0.5% of NAV
Custody Fee	25,000	0.005%	100,000
Listing Fee	25,892	0.005%	300,000
Administration Fee	33,238	0.006%	132,951
Insurance Premiums	19,883	0.004%	0.5% of NAV
Property Valuation Fees	28,400	0.005%	0.5% of NAV
Audit Fee	15,000	0.003%	60,000
Legal Fee	3,000	0.001%	0.5% of NAV
Tax Fee	1,054	0.000%	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	25,827	0.005%	0.5% of NAV
Property Management Fees	859,612	0.165%	
Total	2,203,215	0.424%	

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)*	SAR 6,600,000
Dividends distributed per unit*	0.10
Dividends distributed on unit price*	2.07%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Tuesday February 10, 2026
Number of outstanding units for which dividends were distributed during the quarter	Units 66,000,000
Percentage of distribution to Fund's Net Asset Value	1.27%

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

