Fund Fact Sheet
Q2 2026

جـدوى ريـت الحـرمـين
Jadwa REIT Al Haramain

Market Cap	SAR 328.02mn
Outstanding Units	66,000,000
Unit trading price at the end of the quarter	SAR 4.97
NAV**	SAR 531.61mn
Total assets value	SAR 763.91mn
NAV Per Unit	SAR 8.05
Portfolio Value	SAR 680.13mn
Listing Date	30/4/2017
Fund Term	99 Years
Dividend Frequency	Semi Annual
Tadawul 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 30 June 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:

1. On 09/04/2026, Jadwa Investment Company announced the completion of the full exit from Real Estate Investment Fund. The financial impact is expected to be positive overall and will be reflected in the fund's results for the second quarter of 2026.
2. On 04/05/2026, Jadwa Investment Company, in its capacity as the fund manager of the Jadwa REIT Al Haramain Fund (the "Fund"), announced a material development regarding one of the Fund's real estate assets located in the Al-Misfalah district, Makkah. Based on the notifications received from the Holy Makkah Municipality regarding the properties located in the Al-Misfalah district, The Fund Manager announced the commencement of evacuation and demolition procedures for the retail building situated on the property owned by the Fund, located in the Al-Misfalah district, Makkah. The Real Estate Asset represents approximately 4% of the total asset value of the Fund's portfolio and 4% of the Fund's total revenue as of December 31, 2025, with an annual rental value of Two Million (2,000,000) Saudi Riyals. The Fund Manager intends to take all necessary measures and actions to safeguard the rights of the Fund and the unitholders.

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جـدوى للاسـتـثـمـار
Jadwa Investment

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.

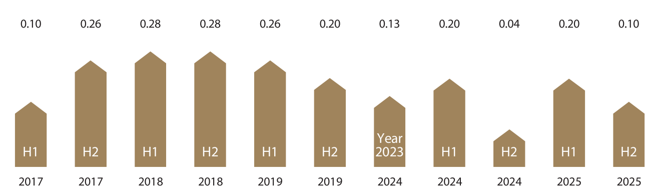
Key Highlights

Rental income for the period	SAR 19,241,615
Total expenses for the period*	SAR 2,619,014
Rental income to Market Value	5.87%
Dividend yield	0.00%
Total dividends distributed	-
Expense ratio*	0.34%
Loan-to-value ratio (as of 30 June 2026)	28.27%
Loan availability period	13 September 2022
Loan due date	13 September 2027
Fund manager investment details in the fund's units	-

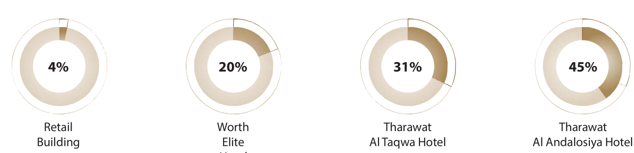
** Expenses exclude financial charges, depreciation and amortization.*
** As of June 30, 2026 the Fund Manager has not announced dividends distributions relating to the second quarter of year 2026.*
The numbers represent the quarter ending 30 June 2026 and are unaudited.

Net Asset Value / Market Price (SAR per Unit)

Dividend Distribution (SAR per Unit)

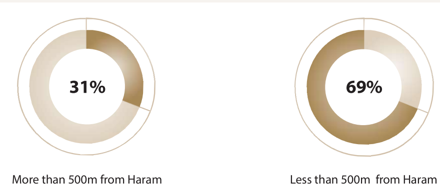


Portfolio Allocation by Asset



" Portfolio occupancy rate at the end of the quarter for Tharawat Al Andalosiya Hotel is 75%, Worth Elite Hotel is 83% and Retail Building is 0%*
** Portfolio occupancy rate at the end of the quarter for Tharawat Al Taqwa Hotel is 93% (Tharawat Al Taqwa Hotel operates seasonally during Hajj)"*

Portfolio Allocation by Proximity



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

Portfolio Allocation by Sector

Expenses details (SAR)

Expenses	Expenses during Q2	% of expenses from NAV	Maximum expenses
Management Fee	1,017,065	0.191%	0.75% of NAV
Register Fee	100,000	0.019%	400,000
Professional Fees	159,562	0.030%	0.5% of NAV
Custody Fee	25,000	0.005%	100,000
Listing Fee	26,179	0.005%	300,000
Administration Fee	33,238	0.006%	132,951
Insurance Premiums	20,104	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	25,000	0.005%	0.5% of NAV
Tax Fee	3,256	0.001%	0.5% of NAV
Bank Charges and Loan Service Fee	-	0.000%	0.5% of NAV
Directors Fee	5,000	0.001%	20,000
Other Expenses	131,884	0.025%	0.5% of NAV
Property Management Fees	1,029,326	0.194%	
Total	**2,619,014**	**0.493%**	

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*