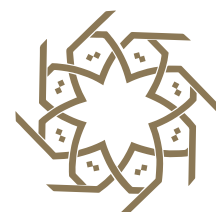


# Fund Fact Sheet

## Q4 2022

جدوى ريت الحرمين  
Jadwa REIT Al Haramain



|   |                   |
|---|-------------------|
| <b>Market Cap</b>   | SAR 452.76 mn     |
| <b>Outstanding Units</b>                                  | 66,000,000        |
| <b>Unit trading price at the end of the quarter Price</b> | SAR 6.86          |
| <b>NAV**</b>  | SAR 490.63 mn     |
| <b>Total assets value</b>                                 | SAR 754.89 mn     |
| <b>NAV Per Unit</b>                                       | SAR 7.43          |
| <b>Portfolio Value</b>                                    | SAR 714 mn        |
| <b>Listing Date</b>                                       | 30/04/2017G       |
| <b>Fund Term</b>  | 99 Years          |
| <b>Dividend Frequency</b>                                 | Semi Annual       |
| <b>Tadwaul Ticker</b>                                     | 4332              |
| <b>Bloomberge Ticker</b>                                  | JADWA AB EQUITY   |
| <b>Management Fee's</b>                                   | 1% of NAV         |
| <b>Custodian Fee's</b>                                    | 0.025% of NAV     |
| <b>Administrator Fee's</b>                                | SAR 145,191       |
| <b>Other Fund Fee's</b>                                   | up to 0.5% of NAV |

The numbers are as of 31 December 2022 and are unaudited  
\*\*NAV: Net Asset Value is based on fair value of portfolio valuations at 30 June 2022

**Material changes:**  
No Material changes.

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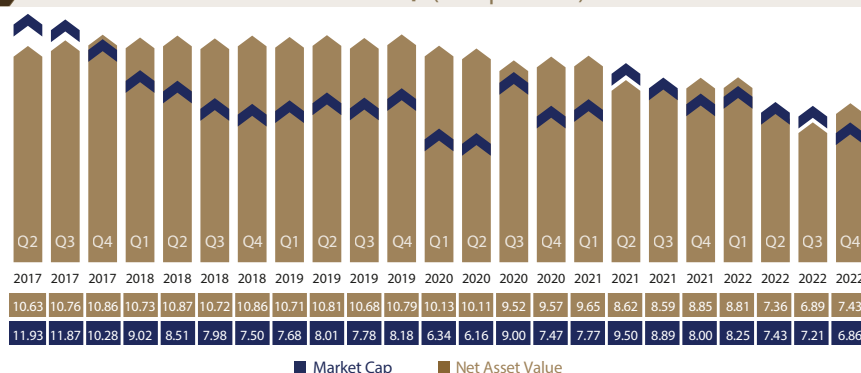
**Jadwa REIT Al Haramain Fund** is a closed-ended Sharia compliant real estate investment-traded fund listed in the Saudi Stock Exchange (Tadawul). The primary objective of the fund is to provide its investors with current income by investing in income-generating real estate assets in Saudi Arabia, with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

#### Key Highlights

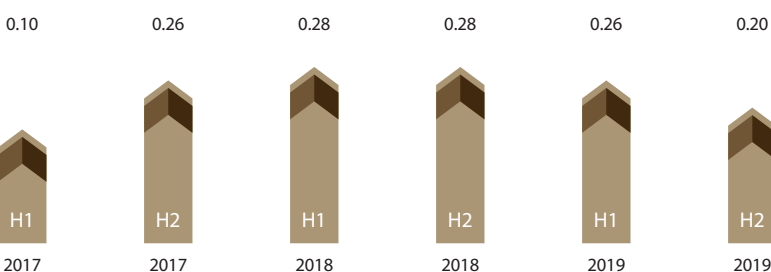
|  |                   |
|--|-------------------|
| <b>Rental income for the period</b>                        | SAR 5,084,815     |
| <b>Total expenses for the period*</b>                      | SAR 3,012,454     |
| <b>Rental income to Market Value</b>                       | 1.12%             |
| <b>Dividend yield</b>                                      | 0.00%             |
| <b>Total dividends distributed</b>                         | -                 |
| <b>Expense ratio*</b>                                      | 0.40%             |
| <b>Loan-to-value ratio (as of 31 December 2022)</b>        | 33.51%            |
| <b>Loan availability period</b>                            | 13 September 2022 |
| <b>Loan due date</b>                                       | 13 September 2027 |
| <b>Fund manager investment details in the fund's units</b> | -                 |

\*Expenses excludes financial charges, depreciation and amortization.  
\*\*As of December 31, 2022 the Fund Manager has not announced dividends distributions relating to the second half of year 2022. The numbers represent the quarter ending 31 December 2022 and are unaudited.

#### Net Asset Value and Market Cap (SAR per Unit)

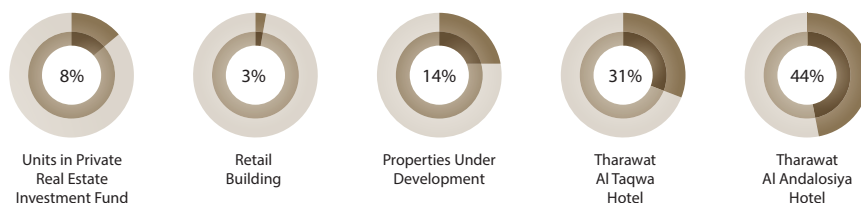


#### Dividend Distribution (SAR per Unit)



\*The Fund did not distribute dividends in H2 2022.

#### Portfolio Allocation by Asset



\*Portfolio occupancy rate at the end of the quarter for Tharawat Al Andalosiya Hotel is 92% and Retail Building is 100%

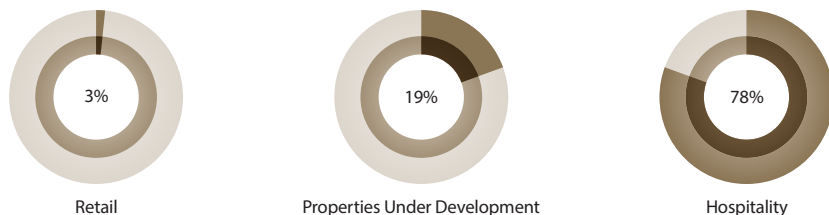
\*Portfolio occupancy rate at the end of the quarter for Tharawat Al Taqwa Hotel is 0%

#### Portfolio Allocation by Proximity



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

#### Portfolio Allocation by Sector



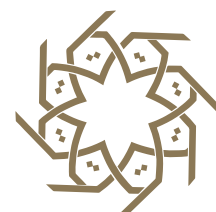
\*The portfolio allocation by sector only includes the direct investment in real estate income generating assets.



# Fund Fact Sheet

## Q4 2022

جدوى ريت الحرمين  
Jadwa REIT Al Haramain



### Key Highlights

| Expenses                | Expenses during Q4 | % of expenses from NAV | Maximum expenses |
|-------------------------|--------------------|------------------------|------------------|
| Management Fee          | -                  | 0.000%                 | 1% of NAV        |
| Register Fee            | 100,000            | 0.020%                 | 400,000          |
| Professional Fees       | 56,500             | 0.012%                 | 0.5% of NAV      |
| Custody Fee             | 37,614             | 0.008%                 | 0.025% of NAV    |
| Listing Fee             | 39,953             | 0.008%                 | 300,000          |
| Administration Fee      | 59,753             | 0.012%                 | 145,191          |
| Insurance Premiums      | -                  | 0.000%                 | 0.5% of NAV      |
| Property Valuation Fees | 21,905             | 0.004%                 | 0.5% of NAV      |
| Operating Expenses*     | 2,661,524          | N/A                    | N/A              |
| Audit Fee               | 8,750              | 0.002%                 | 35,000           |
| Legal Fee               | -                  | 0.000%                 | 0.5% of NAV      |
| Tax Fee                 | 1,455              | 0.000%                 | 0.5% of NAV      |
| Bank Charges            | -                  | 0.000%                 | 0.5% of NAV      |
| Directors Fee           | 5,000              | 0.001%                 | 20,000           |
| Other Expenses          | 20,000             | 0.004%                 | 0.5% of NAV      |
| <b>Total</b>            | <b>3,012,454</b>   | <b>0.614%</b>          |                  |

\*Hotels Operating Expenses

### Key Highlights

| 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

