

Fund Fact Sheet

Q2 2023

جدوى ريت الحرمين
Jadwa REIT Al Haramain



Market Cap	SAR 501.6mn
Outstanding Units	66,000,000
Unit trading price at the end of the quarter Price	SAR 7.60
NAV**	SAR 509.32mn
Total assets value	SAR 774.46mn
NAV Per Unit	SAR 7.72
Portfolio Value	SAR 729.7mn
Listing Date	30/4/2017
Fund Term	99 Years
Dividend Frequency	Semi Annual
Tadwaul Ticker	4332
Bloomberge Ticker	JADWA AB EQUITY
Management Fee's	1% of NAV
Custodian Fee's	0.025% of NAV
Administrator Fee's	SAR 149,546
Other Fund Fee's	up to 0.5% of NAV

The numbers are as of 30 June 2023 and are unaudited

**NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2022.

Material changes:

On 22/06/2023G, Jadwa Investment Company ("Fund Manager") in its capacity as a Fund Manager (the "Fund") has announced an update regarding initiating the hotel's development works located in the central area of the Holly Mosque in Makkah Al-Mukarramah, specifically on Ibrahim Al-Khalil Street. The fund manager announces the completion of the hotel's development and its readiness for initiating the hotel's operations starting from the Hajj season of 1444H, as the management and operation of the hotel will be assigned to Emaar Al Diyafa Hotels Company, as well as the marketing, maintenance, and supervision of the hotel. It is expected that this shall have a positive impact on the Fund's financial results in the Third quarter of the year 2023.

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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.

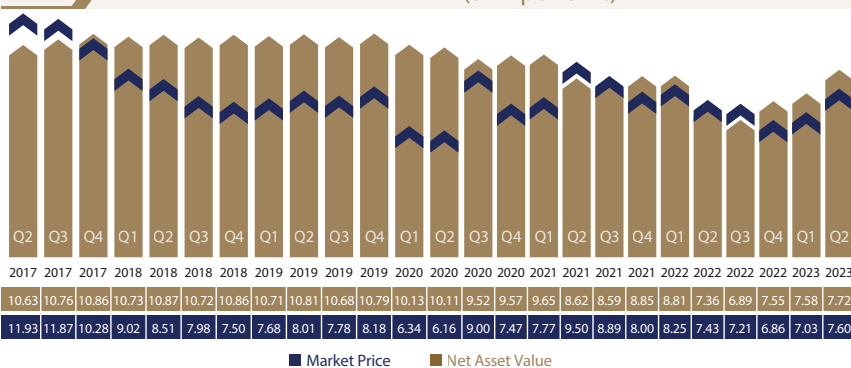
Key Highlights

Rental income for the period	SAR 14,312,226
Total expenses for the period*	SAR 2,568,489
Rental income to Market Value	3.08%
Dividend yield	0.00%
Total dividends distributed	-
Expense ratio*	0.33%
Loan-to-value ratio (as of 30 June 2023)	32.67%
Loan availability period	13 September 2022
Loan due date	13 September 2027

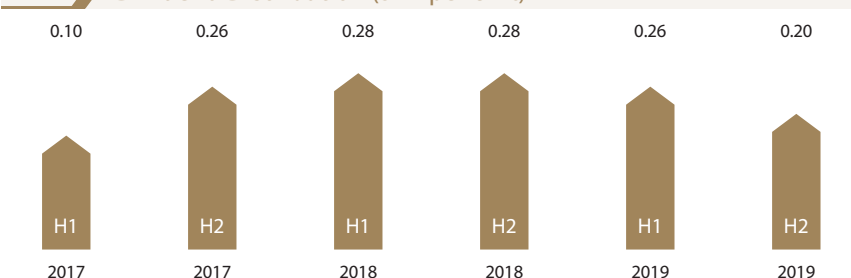
Fund manager investment details in the fund's units

* Expenses excludes financial charges, depreciation and amortization.
* As of June 30, 2023 the Fund Manager has not announced dividends distributions relating to the first quarter of year 2023. The numbers represent the quarter ending 30 June 2023 and are unaudited.

Net Asset Value / Market Price (SAR per Unit)

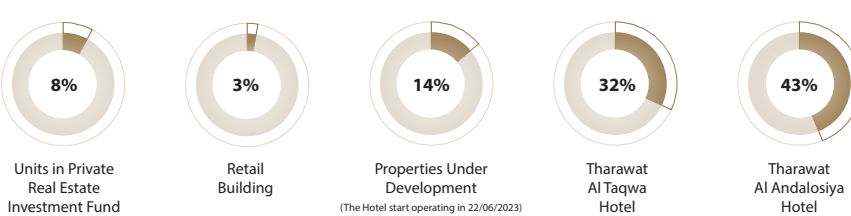


Dividend Distribution (SAR per Unit)

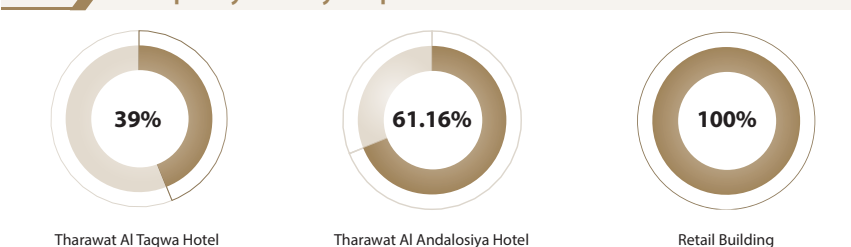


*The fund will not distribute dividends for H1 2023.

Portfolio Allocation by Asset

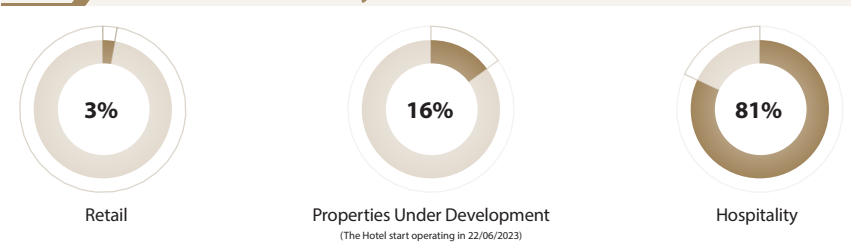


Occupancy Rate by Proprieties



* 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 Q2	% of expenses from NAV	Maximum expenses
Management Fee	0	0.000%	1% of NAV
Register Fee	100,000	0.020%	400,000
Professional Fees	165,759	0.033%	0.5% of NAV
Custody Fee	32,052	0.006%	0.025% of NAV
Listing Fee	36,745	0.007%	300,000
Administration Fee	25,550	0.005%	149,546
Insurance Premiums	20,811	0.004%	0.5% of NAV
Property Valuation Fees	26,905	0.005%	0.5% of NAV
Audit Fee	8,750	0.002%	35,000
Legal Fee	-	0.000%	0.5% of NAV
Tax Fee	2,994	0.001%	0.5% of NAV
Bank Charges	-	0.000%	0.5% of NAV
Directors Fee	5,000	0.001%	20,000
Other Expenses	547,020	0.107%	0.5% of NAV
Property Management Fees	1,596,902	0.314%	
Total	2,568,489	0.504%	

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

