

Fund Fact Sheet

Q4 2023

جدوى ريت الحرمين
Jadwa REIT Al Haramain



Market Cap	SAR 429.66mn
Outstanding Units	66,000,000
Unit trading price at the end of the quarter Price	SAR 6.51
NAV**	SAR 494.37mn
Total assets value	SAR 716.77mn
NAV Per Unit	SAR 7.49
Portfolio Value	SAR 670.77mn
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	0.025% of NAV
Administrator Fee's	SAR 149,546
Other Fund Fee's	up to 0.5% of NAV

The numbers are as of 31 December 2023 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 30 June 2023.

Material changes:

On 21/11/2023G, Jadwa Investment Company, in its capacity as the fund manager of Jadwa REIT Al Haramain (the "Fund") has announced an amendment to the announcement published on 04/12/1444H (Corresponding to 22/06/2023G) which includes the completion of the hotel's development Worth Elite Hotel (the "Hotel") 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 (the "Operator"), as well as the marketing, maintenance, and supervision of the Hotel. Jadwa Investment Company would like to announce that the operating contract (the "Contract") has been signed with the Operator who has started operating the Hotel in accordance with the initial agreement, starting from the beginning of the Hajj season in the year 1444H until the completion of the signing of the Contract.

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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.

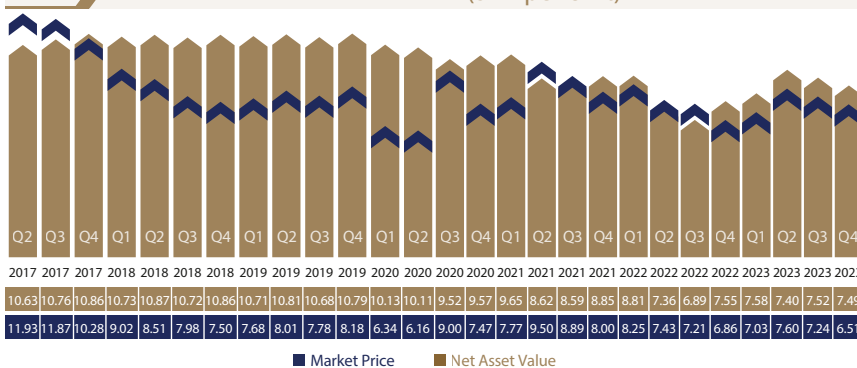
Key Highlights

Rental income for the period	SAR 2,792,701
Total expenses for the period*	SAR 3,307,791
Rental income to Market Value	0.60%
Dividend yield	0.00%
Total dividends distributed	-
Expense ratio*	0.46%
Loan-to-value ratio (as of 31 December 2023)	30.13%
Loan availability period	13 September 2022
Loan due date	13 September 2027

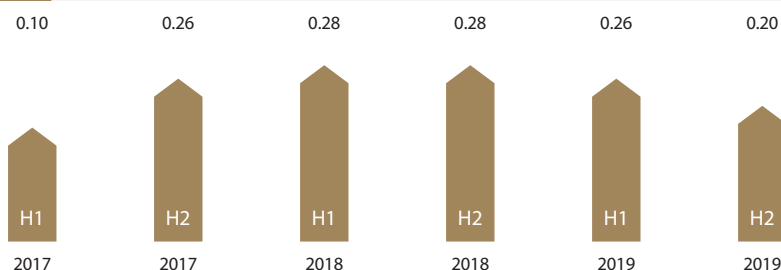
Fund manager investment details in the fund's units

-
* Expenses excludes financial charges, depreciation and amortization.
* As of December 31, 2023 the Fund Manager has not announced dividends distributions relating to the fourth quarter of year 2023. The numbers represent the quarter ending 31 December 2023 and are unaudited.

Net Asset Value / Market Price (SAR per Unit)

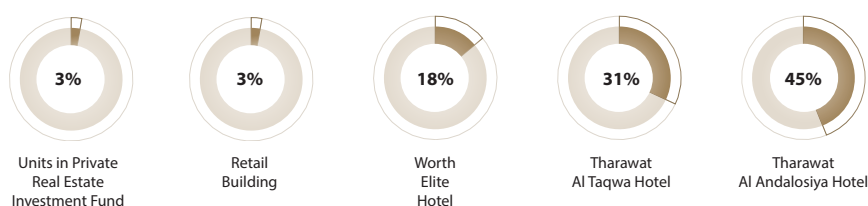


Dividend Distribution (SAR per Unit)



*The fund will not distribute dividends for H2 2023.

Portfolio Allocation by Asset



* Portfolio occupancy rate at the end of the quarter for Tharawat Al Andalosiyah Hotel is 89%, Worth Elite Hotel is 27% 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.



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Expenses details (SAR)

Expenses	Expenses during Q4	% of expenses from NAV	Maximum expenses
Management Fee	900,467	0.182%	0.75% of NAV
Register Fee	100,000	0.020%	400,000
Professional Fees	246,958	0.050%	0.5% of NAV
Custody Fee	30,815	0.006%	0.025% of NAV
Listing Fee	35,453	0.007%	300,000
Administration Fee	30,417	0.006%	149,546
Insurance Premiums	49,880	0.010%	0.5% of NAV
Property Valuation Fees	71,200	0.014%	0.5% of NAV
Audit Fee	21,250	0.004%	60,000
Legal Fee	-	0.000%	0.5% of NAV
Tax Fee	1,427,451	0.289%	0.5% of NAV
Bank Charges	-	0.000%	0.5% of NAV
Directors Fee	5,000	0.001%	20,000
Other Expenses	42,400	0.009%	0.5% of NAV
Property Management Fees	346,500	0.070%	
Total	3,307,791	0.669%	

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

