

Fund Fact Sheet

Q1 2024

جدوى ريت الحرمين
Jadwa REIT Al Haramain



Market Cap	SAR 446.16mn
Outstanding Units	66,000,000
Unit trading price at the end of the quarter Price	SAR 6.76
NAV**	SAR 496.16mn
Total assets value	SAR 727.73mn
NAV Per Unit	SAR 7.52
Portfolio Value	SAR 680.89mn
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 125,319
Other Fund Fee's	up to 0.5% of NAV

The numbers are as of 31 March 2024 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 2023.

Material changes:
No Material changes.

Contact info:
(966) 11 279 1111
P.O. BOX 60677 Riyadh 11555
Sky Towers, King Fahd Road, Kingdom of Saudi Arabia
www.jadwa.com

Disclaimer:
Jadwa Investment or its directors, staff, or affiliates makes no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness, or usefulness of any information that is contained in this material. It is not the intention of this material to be used or deemed as an advice, option or for any action that may take place in future. Unless otherwise stated, all information contained in this material shall not be reproduced, in whole or in part, without the specific written permission of Jadwa Investment. The content of this document is for information purposes only. Jadwa Investment does not hold itself out as providing legal, financial or other advice via this document. Investments in Jadwa's products are governed by their Terms and Conditions. Some products are exposed to foreign currencies and changes in currency exchange rates which may have an adverse effect on the value and price. The product's value is subject to fluctuations and the investor may not receive the full amount that is originally invested. The information provided in this document may be changed at any time without prior notice. Past performance is not an indicative of future returns. Jadwa Investment is authorized and regulated by the Capital Market Authority of Saudi Arabia.

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.

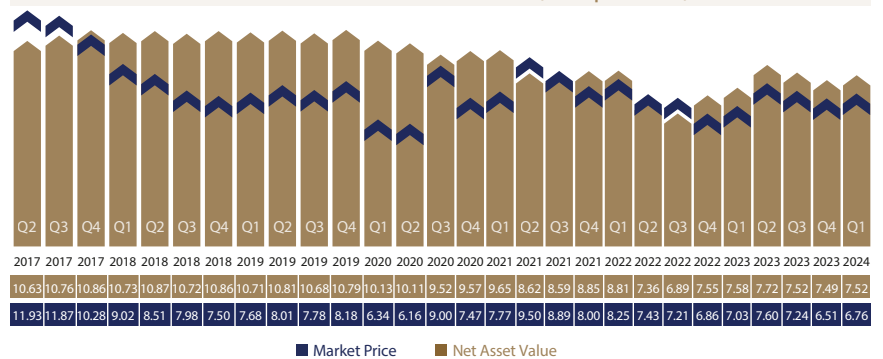
Key Highlights

Rental income for the period	SAR 6,485,002
Total expenses for the period*	SAR 2,006,249
Rental income to Market Value	1.45%
Dividend yield	0.00%
Total dividends distributed	-
Expense ratio*	0.28%
Loan-to-value ratio (as of 31 March 2024)	29.68%
Loan availability period	13 September 2022
Loan due date	13 September 2027

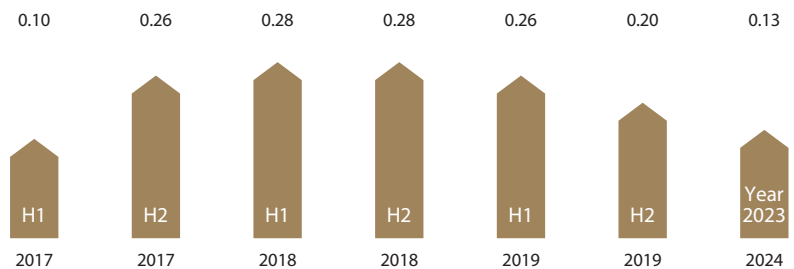
Fund manager investment details in the fund's units

-
* Expenses excludes financial charges, depreciation and amortization.
* As of March 31, 2024 the Fund Manager has not announced dividends distributions relating to the first quarter of year 2024. The numbers represent the quarter ending 31 March 2024 and are unaudited.

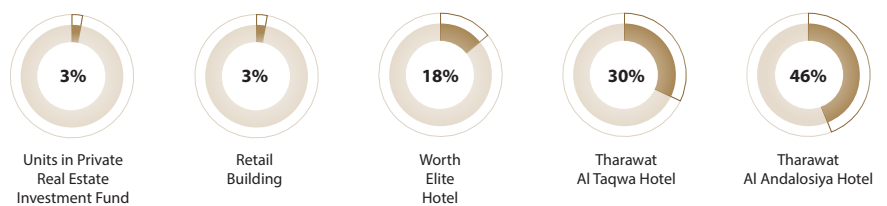
Net Asset Value / Market Price (SAR per Unit)



Dividend Distribution (SAR per Unit)



Portfolio Allocation by Asset



* Portfolio occupancy rate at the end of the quarter for Tharawat Al Andalosiyah Hotel is 95%, Worth Elite Hotel is 91% and Retail Building is 100%
* Portfolio occupancy rate at the end of the quarter for Tharawat Al Taqwa Hotel is 24%

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.





Expenses details (SAR)

Expenses	Expenses during Q1	% of expenses from NAV	Maximum expenses
Management Fee	925,225	0.186%	0.75% of NAV
Register Fee	100,000	0.020%	400,000
Professional Fees	142,915	0.029%	0.5% of NAV
Custody Fee	30,843	0.006%	0.025% of NAV
Listing Fee	34,589	0.007%	300,000
Administration Fee	31,330	0.006%	149,546
Insurance Premiums	23,297	0.005%	0.5% of NAV
Property Valuation Fees	28,400	0.006%	0.5% of NAV
Audit Fee	15,000	0.003%	60,000
Legal Fee	18,275	0.004%	0.5% of NAV
Tax Fee	289,829	0.058%	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	13,750	0.003%	0.5% of NAV
Property Management Fees	346,500	0.070%	
Total	2,006,249	0.404%	

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 8,580,000
Dividends distributed per unit*	0.13
Dividends distributed on unit price*	1.92%
Eligibility to cash dividends distributed during the reporting quarter*	As per the unitholders register on the end of Monday March 4, 2024.
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	1.76

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

