

Fund Fact Sheet

Q1 2023

جدوى ريت الحرمين
Jadwa REIT Al Haramain



Market Cap	SAR 463.98mn
Outstanding Units	66,000,000
Unit trading price at the end of the quarter Price	SAR 7.03
NAV**	SAR 500.18mn
Total assets value	SAR 759.81mn
NAV Per Unit	SAR 7.58
Portfolio Value	SAR 726.38mn
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 31 March 2023 and are unaudited
****NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2022.**

Material changes:
No Material changes.

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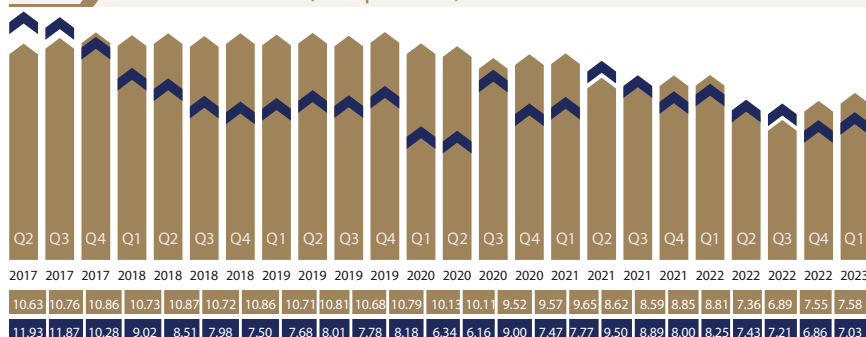
Jadwa REIT Al Haramain Fund is a closed-ended Sharia compliant real estate investment-traded fund listed in the Saudi Stock Exchange (Tadawul). The primary objective of the fund is to provide its investors with current income by investing in income-generating real estate assets in Saudi Arabia, with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

Key Highlights

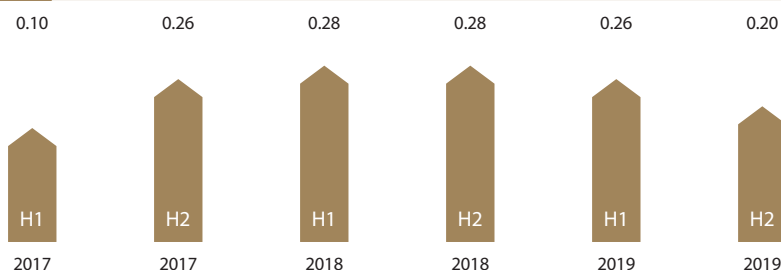
Rental income for the period	SAR 3,574,275
Total expenses for the period*	SAR 592,582
Rental income to Market Value	0.77%
Dividend yield	0.00%
Total dividends distributed	-
Expense ratio*	0.08%
Loan-to-value ratio (as of 31 March 2023)	33.30%
Loan availability period	13 September 2022
Loan due date	13 September 2027
Fund manager investment details in the fund's units	-

* Expenses excludes financial charges, depreciation and amortization.
 ** As of March 31, 2023 the Fund Manager has not announced dividends distributions relating to the Fourth quarter of year 2022. The numbers represent the quarter ending 31 March 2023 and are unaudited.

Net Asset Value (SAR per Unit)

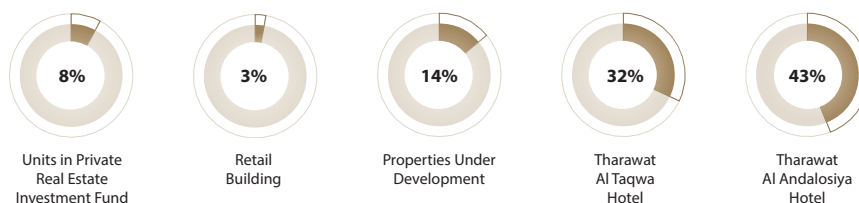


Dividend Distribution (SAR per Unit)



*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 Andalosiyah Hotel is 90% and Retail Building is 100%

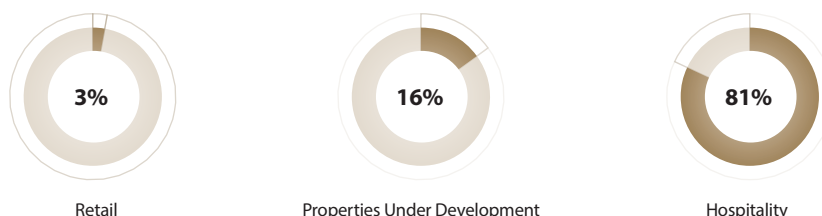
* Portfolio occupancy rate at the end of the quarter for Tharawat Al Taqwa Hotel is 17%

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	-	0.000%	1% of NAV
Register Fee	100,000	0.020%	400,000
Professional Fees	88,250	0.020%	0.5% of NAV
Custody Fee	31,098	0.018%	0.025% of NAV
Listing Fee	36,342	0.006%	300,000
Administration Fee	60,198	0.007%	149,546
Insurance Premiums	101,593	0.012%	0.5% of NAV
Property Valuation Fees	96,905	0.020%	0.5% of NAV
Audit Fee	8,750	0.002%	35,000
Legal Fee	4,250	0.001%	0.5% of NAV
Tax Fee	2,996	0.001%	0.5% of NAV
Bank Charges	-	0.000%	0.5% of NAV
Directors Fee	5,000	0.001%	20,000
Other Expenses	57,200	0.011%	0.5% of NAV
Total	592,582	0.119%	

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

