



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

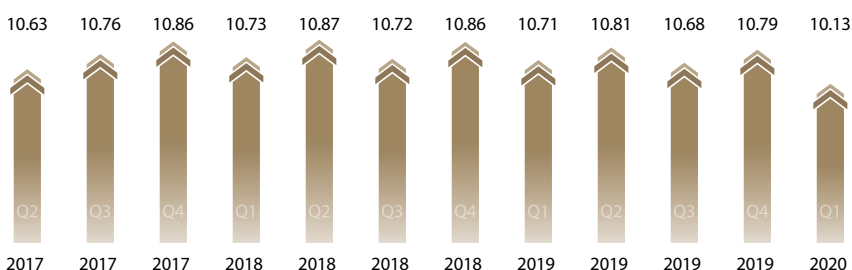
Rental income for the period ¹	SAR 8,067,772
Total expenses for the period*	SAR 2,019,011
Annualized rental income to NAV per unit	4.83%
Annualized dividend yield	6.31%
Annualized expense ratio*	0.99%
Loan-to-value ratio	22.11%

¹ Rental income is income post temporary suspension of lease contracts due to COVID 19 restrictions.

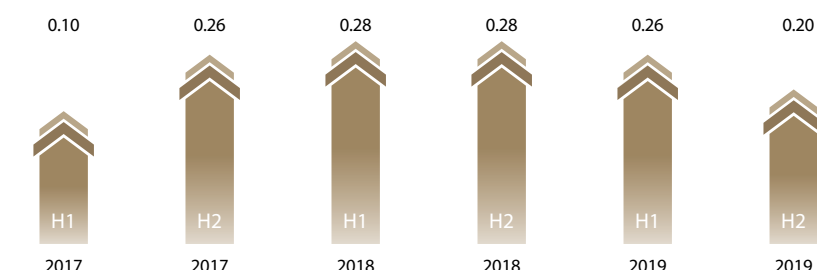
* Total expenses excludes financial charges, depreciation and amortization.

The numbers represent the position as of 31 March 2020 and are unaudited.

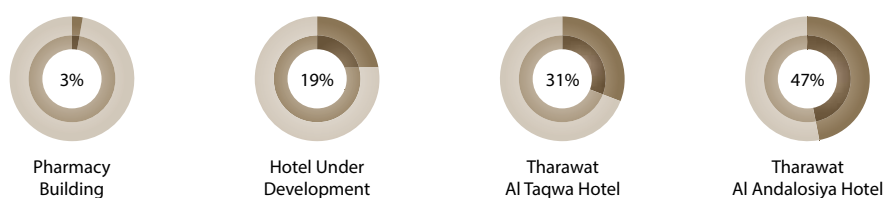
Net Asset Value (SAR per Unit)



Dividend Distribution (SAR per Unit)



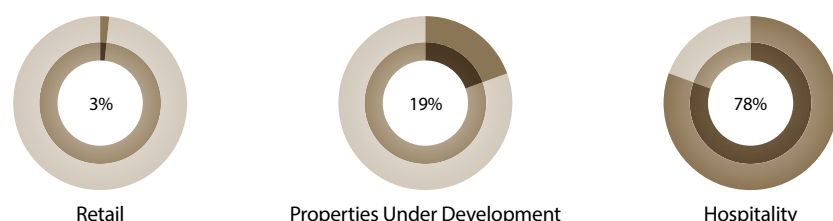
Portfolio Allocation by Asset



Portfolio Allocation by Proximity



Portfolio Allocation by Sector



Market Cap	SAR 418mn
Outstanding Units	66,000,000
Market Unit Price	SAR 6.34
NAV**	668.29mn
NAV Per Unit***	SAR 10.13
Portfolio Value	SAR 828mn
Listing Date	30/4/2017
Fund Term	99 Years
Dividend Frequency	Semi Annual
Tadawul Ticker	4332
Bloomberg Ticker	JADWA AB EQUITY
Management Fees	1% of NAV
Custodian Fees	0.025% of NAV
Administrator Fees	0.02% of NAV
Other Fund Fees	up to 0.5% of NAV

** Closing price as of 31 March 2020.

*** The NAV per unit is based on fair value of portfolio valuations as of 31 December 2019.

Material Changes:

- On 3rd February 2020, a redevelopment plan was approved to merge Tharawat Wadi Ibrahim hotel and restaurant building into a hotel tower. As a result, the lease contracts were terminated.
- On 9 March 2020, the Fund received a notice to suspend the lease contract for Tharawat Al Andalusia Hotel due to the temporary suspension of Umrah due the Corona virus outbreak. The Fund received another notice from the tenant of Tharawat Al Andalusia Hotel that the lease contract shall be terminated due to changing conditions in the hospitality sector in Makkah Al-Mukarramah, the end of the contract term will be on 24 February 2021.
- On 29 March 2020, the Fund has received a notice from the tenants of Tharawat Al Taqwa Hotel and the Pharmacy Building to suspend the lease contracts temporarily for these two properties until the authorities lift the suspension

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