



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

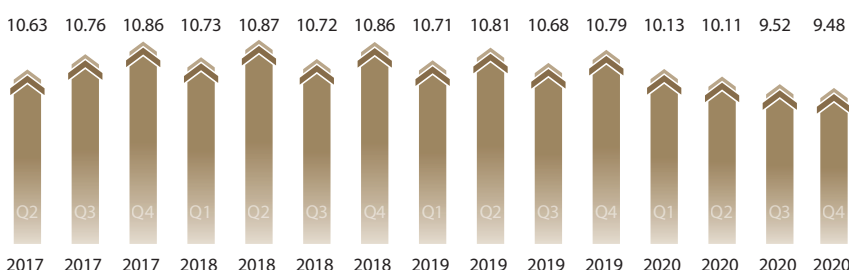
| | |
|--|-------------|
| Rental income for the period ¹ | - |
| Total expenses for the period* | SAR 416,013 |
| Annualized rental income to NAV per unit | 0.00% |
| Annualized dividend yield | 0.00% |
| Annualized expense ratio* | 0.32% |
| Loan to value ratio (as of 31 December 2020) | 27.67% |

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

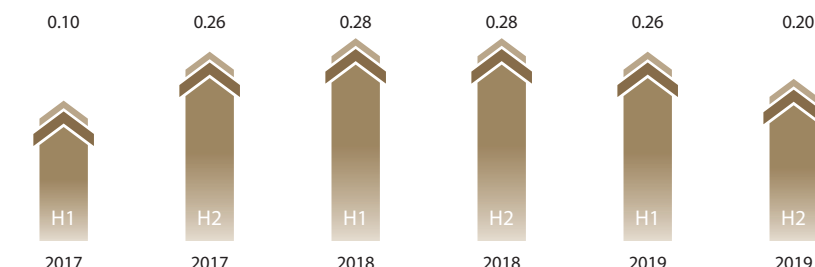
* Expenses excludes financial charges, depreciation and amortization.

The numbers represent the quarter ending on 31 December 2020 and are unaudited.

Net Asset Value (SAR per Unit)

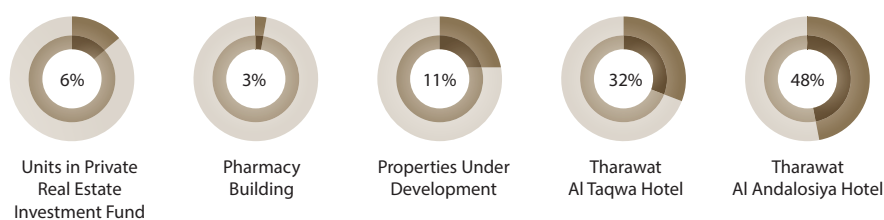


Dividend Distribution (SAR per Unit)



*The fund will not distribute dividends for H2 2020.

Portfolio Allocation by Asset

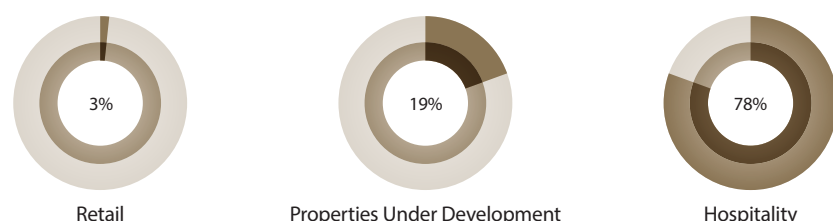


Portfolio Allocation by Proximity



* 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.

| | |
|---------------------|-------------------|
| Market Cap | SAR 493.02mn |
| Outstanding Units | 66,000,000 |
| Market Unit Price | SAR 7.47 |
| NAV** | SAR 625.95mn |
| NAV Per Unit | SAR 9.48 |
| Portfolio Value | SAR 842mn |
| Listing Date | 30/4/2017 |
| Fund Term | 99 Years |
| Dividend Frequency | Semi Annual |
| Tadawul Ticker | 4332 |
| Bloomberg Ticker | JADWA AB EQUITY |
| Management Fee's | 1% of NAV |
| Custodian Fee's | 0.025% of NAV |
| Administrator Fee's | 0.02% of NAV |
| Other Fund Fee's | up to 0.5% of NAV |

The numbers are as of 31 December 2020 and are unaudited

** NAV : Net Asset Value is based on fair value of portfolio valuations at 30 June 2020.

Material changes:

- On 20/10/2020, Jadwa Investment Company has announced the material changes on the terms and conditions of the Jadwa REIT Al-Haramain Fund according to the approval of the unit holders in the first meeting that was held on 28 Safar 1442H corresponding to 15 October 2020G. The change took effect on 17/03/1442H corresponding to 11/03/2020G. Details of the material changes include adjusting the percentage of asset allocation in Makkah and Medina to be 60% at least of total fund asset value, instead of at least 100% of the total asset value, geographical expansion for the fund's investments in addition to Makkah and Medina in order to include the rest of the cities in the Kingdom, with a percentage that does not exceed 40% of fund total asset value, allowing the fund to invest in real estate assets outside the Kingdom with a percentage that does not exceed 25% of fund total asset value, updating the fund's other investments and maintaining allocation the same, with a percentage that does not exceed 25% of fund total asset value, and adding buy-back and leasehold agreements, cash and money market funds, units in Real Estate investment funds, whether it was private or publicly listed, and whether it was managed by the fund manager or any fund manager, as long as it is Shariah compliant and CMA regulated fund.
- On 30/11/2020, Jadwa Investment has announced that Jadwa REIT Al Haramain Fund has invested an amount of 50 million Saudi riyals in a closed-ended Shariah-compliant private real estate investment fund which is managed by Jadwa Investment. Due to the Private Fund being managed by the Fund Manager, and stemming from the responsibility to follow the governance standards to ensure achieving transparency and protect the interests of investors, and to avoid conflicts of interest, the members representing the Fund Manager in the Fund board abstained from voting on the Fund Manager's recommendation to invest in The Private Fund.

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