



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 298,191
Rental income to NAV per unit	0.00%
Dividend yield	0.00%
Total dividends distributed	-
Expense ratio *	0.03%
Loan-to-value ratio (as of 30 June 2021)	26.58%
Loan availability period	31 July 2021
Loan due date	31 August 2022

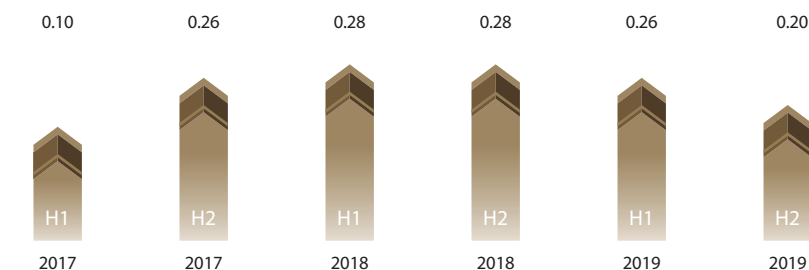
Fund manager investment details in the fund's units

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 30 June 2021 and are unaudited.

Net Asset Value (SAR per Unit)

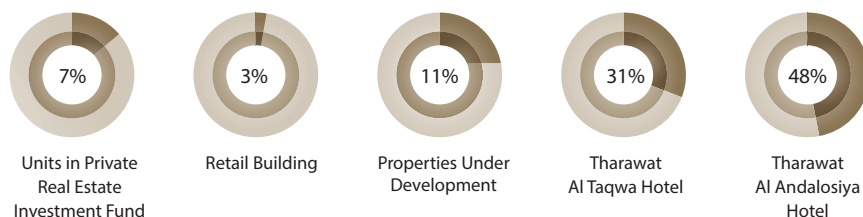


Dividend Distribution (SAR per Unit)



*The fund will not distribute dividends for H1 2021.

Portfolio Allocation by Asset



* Portfolio occupancy rate at the end of the quarter for Tharawat Al Taqwa Hotel and Retail Building is 100%

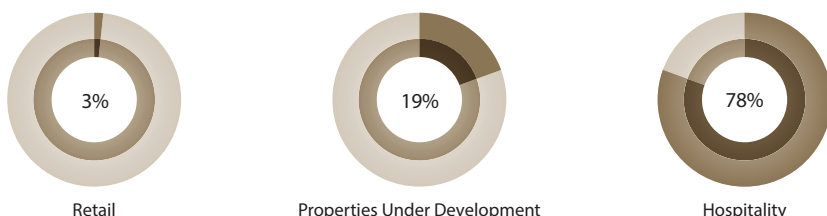
* Portfolio occupancy rate at the end of the quarter for Tharawat Al Andalusiya Hotel and the Properties Under Development is 0%

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.

Market Cap	SAR 627mn
Outstanding Units	66,000,000
Unit trading price at the end of the quarter Price	SAR 9.50
NAV **	SAR 633.3mn
Total assets value	SAR 876.53mn
NAV Per Unit	SAR 9.60
Portfolio Value	SAR 846.66mn
Listing Date	30/4/2017
Fund Term	99 Years
Dividend Frequency	Semi Annual
Tadawul Ticker	4332
Bloomberge Ticker	JADWA AB EQUITY
Management Fee's	1% of NAV
Custodian Fee's	0.025% of NAV
Administrator Fee's	SAR 140,962
Other Fund Fee's	up to 0.5% of NAV

The numbers are as of 30 June 2021 and are unaudited
**NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2020.

Material changes:

On 12/04/2021, Jadwa Investment Company has announced addendum announcement regarding the redevelopment plan of Tharawat Wadi Ibrahim Hotel and the restaurant building through merging the two properties and redeveloping them to a hotel tower. The two title deeds were merged into one title deed with total land area of 261 sqm. In addition, the architectural designs were approved and building permits have been obtained where the approved designs has optimized the allowable built up area estimated at 5,648 meters and resulted in an increase in the hotel rooms from 85 rooms to 162 rooms (growth by 90%) and an increase in the building floors from 12 floor to 23 floor (growth by 91%). Currently, the two old buildings were demolished and the development of the hotel tower has commenced where it is expected to be completed before Ramadan 1443H. Furthermore, the Fund manager will announce any new future developments related to the redevelopment of the hotel tower.

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Expenses details (SAR)

Expenses	Expenses during Q2	% of expenses from NAV	Maximum expenses
Management Fee	-	0.000%	1% of NAV
Register Fee	100,000	0.016%	400,000
Professional Fees	58,204	0.009%	0.5% of NAV
Custody Fee	9,088	0.001%	0.025% of NAV
Listing Fee	38,221	0.006%	300,000
Administration Fee	28,136	0.004%	140,962
Insurance Premiums	9,175	0.001%	0.5% of NAV
Property Valuation Fees	31,405	0.005%	0.5% of NAV
Audit Fee	8,750	0.001%	35,000
Legal Fee	7,650	0.001%	0.5% of NAV
Tax Fee	2,436	0.000%	0.5% of NAV
Bank Charges	126	0.000%	0.5% of NAV
Directors Fee	5,000	0.001%	20,000
Total	298,191	0.047%	

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