

Fund Fact Sheet

Q3 2023

جدوى ريت الحرمين
Jadwa REIT Al Haramain



Market Cap	SAR 477.84mn
Outstanding Units	66,000,000
Unit trading price at the end of the quarter Price	SAR 7.24
NAV**	SAR 496.24mn
Total assets value	SAR 754.42mn
NAV Per Unit	SAR 7.52
Portfolio Value	SAR 667.67mn
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 149,546
Other Fund Fee's	up to 0.5% of NAV

The numbers are as of 30 September 2023 and are unaudited
* (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 30 June 2023.

Material changes:

1- On 04/07/2023G, Jadwa Investment Company, in its capacity as the fund manager of Jadwa REIT Al Haramain (the "Fund") has announced updates on its investment in the Real Estate Investment Fund that has successfully exited one of its properties "Al-Nakhla Residential Compound" (the "Property") located Qurtobah district in Riyadh. The exited Property representing more than 70% of the real estate portfolio of the Real Estate Investment fund at a price of SAR 2.5 Billion. The financial impact of this transaction is expected to be generally positive on the Fund's financial performance in the second half of 2023.

2- On 27/9/2023G, Jadwa Investment Company has announced updates on its investment in the Real Estate Investment Fund that has successfully exited one of its properties Jadwa Investment Company wishes to announce that the Fund has received a total cash distribution amount of (SAR 46,792,456). The cash distribution translates to (SAR 9.36) per Fund unit in Real Estate Investment Fund according to the following details: (1) A capital repayment of (SAR 35,874,216), resulting in the remaining units in the Real Estate Investment Fund being (1,412,578) units out of the total of (5,000,000) units. (2) A capital gain distribution of (SAR 10,918,239).

3- On 07/09/2023G Jadwa Investment Company has announced update on the Terms and condition by reducing the Management Fees amounting to 1% of the Net Asset Value, which was suspended temporarily due to the Coronavirus (COVID-19) pandemic pursuant to the Fund Manager's announcement dated 27/08/1441H corresponding to 20/04/2020G. Accordingly, the Management Fees following the reduction shall be: The Fund shall pay the Fund Manager a 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, paid semi-annually and calculated based on the performance of each year separately, provided that the total Management Fees does not exceed 0.75% of the Fund's Net Asset Value, for the purposes of Management Fees, "Fund's total revenue" means gross income from rentals of real estate assets, not including any capital gains.

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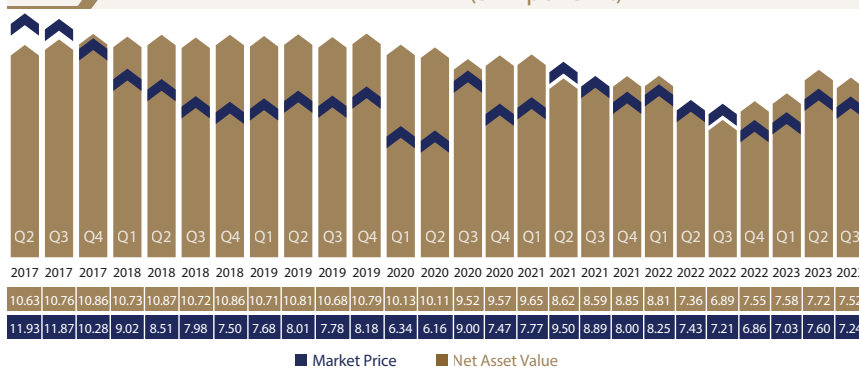
Jadwa REIT Al Haramain Fund is a closed-ended Sharia compliant real estate investment-traded fund listed in the Saudi Stock Exchange (Tadawul). The primary objective of the fund is to provide its investors with current income by investing in income-generating real estate assets in Saudi Arabia, with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

Key Highlights

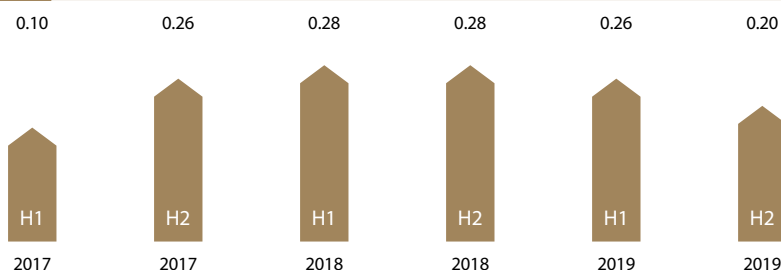
Rental income for the period	SAR 8,205,175
Total expenses for the period*	SAR 1,158,246
Rental income to Market Value	1.77%
Dividend yield	0.00%
Total dividends distributed	-
Expense ratio*	0.15%
Loan-to-value ratio (as of 30 September 2023)	33.54%
Loan availability period	13 September 2022
Loan due date	13 September 2027
Fund manager investment details in the fund's units	-

* Expenses excludes financial charges, depreciation and amortization.
* As of September 30, 2023 the Fund Manager has not announced dividends distributions relating to the third quarter of year 2023. The numbers represent the quarter ending 30 September 2023 and are unaudited.

Net Asset Value / Market Price (SAR per Unit)

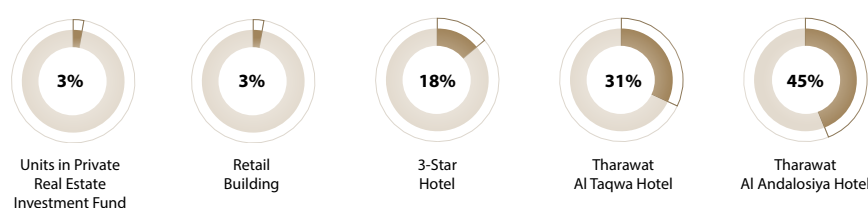


Dividend Distribution (SAR per Unit)



*The fund will not distribute dividends for H1 2023.

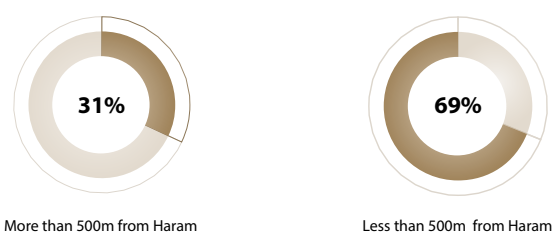
Portfolio Allocation by Asset



* Portfolio occupancy rate at the end of the quarter for Tharawat Al Andalosiya Hotel is 68%, 3-Star Hotel is 31% and Retail Building is 100%

* Portfolio occupancy rate at the end of the quarter for Tharawat Al Taqwa Hotel 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.



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Expenses details (SAR)

Expenses	Expenses during Q3	% of expenses from NAV	Maximum expenses
Management Fee	277,891	0.056%	0.75% of NAV
Register Fee	100,000	0.020%	400,000
Professional Fees	130,535	0.026%	0.5% of NAV
Custody Fee	32,198	0.006%	0.025% of NAV
Listing Fee	35,453	0.007%	300,000
Administration Fee	30,417	0.006%	149,546
Insurance Premiums	-	0.000%	0.5% of NAV
Property Valuation Fees	13,685	0.003%	0.5% of NAV
Audit Fee	21,250	0.004%	60,000
Legal Fee	25,000	0.005%	0.5% of NAV
Tax Fee	4,022	0.001%	0.5% of NAV
Bank Charges	1,518	0.000%	0.5% of NAV
Directors Fee	5,000	0.001%	20,000
Other Expenses	134,777	0.027%	0.5% of NAV
Property Management Fees	346,500	0.070%	
Total	1,158,246	0.233%	

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

