

# Fund Fact Sheet

Q3 2025

جداوى ريت الحرمى  
Jadwa REIT Al Haramain



<b>Market Cap</b>	SAR 345.18mn
<b>Outstanding Units</b>	66,000,000
<b>Unit trading price at the end of the quarter</b>	SAR 5.23
<b>NAV**</b>	SAR 520.86mn
<b>Total assets value</b>	SAR 743.81mn
<b>NAV Per Unit</b>	SAR 7.89
<b>Portfolio Value</b>	SAR 700.36mn
<b>Listing Date</b>	30/4/2017
<b>Fund Term</b>	99 Years
<b>Dividend Frequency</b>	Semi Annual
<b>Tadawul Ticker</b>	4332
<b>Bloomberg Ticker</b>	JADWA AB EQUITY
<b>Management Fee's*</b>	0.75% of NAV
<b>Custodian Fee's</b>	0.015% of NAV
<b>Administrator Fee's</b>	SAR 129,078
<b>Other Fund Fee's</b>	up to 0.5% of NAV

The numbers are as of 30 September 2025 and are unaudited.

\*The fund Manager is entitled to 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, 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 2025.

#### 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

<b>Rental income for the period</b>	SAR 5,520,455
<b>Total expenses for the period*</b>	SAR 2,121,010
<b>Rental income to Market Value</b>	1.60%
<b>Dividend yield</b>	0.00%
<b>Total dividends distributed</b>	-
<b>Expense ratio*</b>	0.29%
<b>Loan-to-value ratio (as of 30 September 2025)</b>	29.04%
<b>Loan availability period</b>	13 September 2022
<b>Loan due date</b>	13 September 2027
<b>Fund manager investment details in the fund's units</b>	-

\*Expenses excludes financial charges, depreciation and amortization.

\*As of September 30, 2025 the Fund Manager has not announced dividends distributions relating to the third quarter of year 2025.

The numbers represent the quarter ending 30 September 2025 and are unaudited.

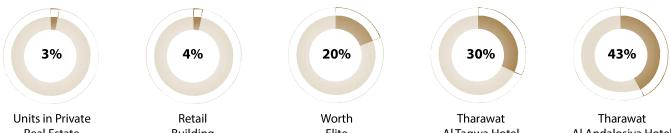
#### Net Asset Value / Market Price (SAR per Unit)



#### Dividend Distribution (SAR per Unit)



#### Portfolio Allocation by Asset



\*Portfolio occupancy rate at the end of the quarter for Tharawat Al Andalosiya Hotel is 88%, Worth Elite Hotel is 93% and Retail Building is 100%

\*Portfolio occupancy rate at the end of the quarter for Tharawat Al Taqwa Hotel is 0% (Tharawat Al Taqwa Hotel Operates during hajj seasonally)

#### 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.



### Expenses details (SAR)

Expenses	Expenses during Q3	% of expenses from NAV	Maximum expenses
<b>Management Fee</b>	933,142	0.179%	0.75% of NAV
<b>Register Fee</b>	100,000	0.019%	400,000
<b>Professional Fees</b>	105,104	0.020%	0.5% of NAV
<b>Custody Fee</b>	25,000	0.005%	100,000
<b>Listing Fee</b>	30,759	0.006%	300,000
<b>Administration Fee</b>	32,270	0.006%	129,078
<b>Insurance Premiums</b>	38,981	0.007%	0.5% of NAV
<b>Property Valuation Fees</b>	28,400	0.005%	0.5% of NAV
<b>Audit Fee</b>	15,000	0.003%	60,000
<b>Legal Fee</b>	26,600	0.005%	0.5% of NAV
<b>Tax Fee</b>	286	0.000%	0.5% of NAV
<b>Bank Charges and Loan Service Fee</b>	1,296	0.000%	0.5% of NAV
<b>Directors Fee</b>	5,000	0.001%	20,000
<b>Other Expenses</b>	18,850	0.004%	0.5% of NAV
<b>Property Management Fees</b>	760,323	0.146%	
<b>Total</b>	<b>2,121,011</b>	<b>0.407%</b>	

### Dividends distribution for the quarter (SAR)

<b>Dividends distribution policy</b>	Annual dividend distributions of not less than 90% of the Fund's annual net profits
<b>Total dividends distributed in the reporting quarter (Any dividend subsequent to the last disclosed report)*</b>	SAR 15,840,000
<b>Dividends distributed per unit*</b>	0.24
<b>Dividends distributed on unit price*</b>	4.59%
<b>Eligibility to cash dividends distributed during the reporting quarter*</b>	As per the unitholders register on the end of Tuesday August 12, 2025
<b>Number of outstanding units for which dividends were distributed during the quarter</b>	Units 66,000,000
<b>Percentage of distribution to Fund's Net Asset Value</b>	3.04%

\* There are no distributions resulting from the proceeds of previous sales up to the same quarter of the previous year