



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 299,042
Annualized rental income to NAV per unit	0.00%
Annualized dividend yield	0.00%
Annualized expense ratio*	0.14%
Loan to value ratio (as of 31 March 2021)	27.52%

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

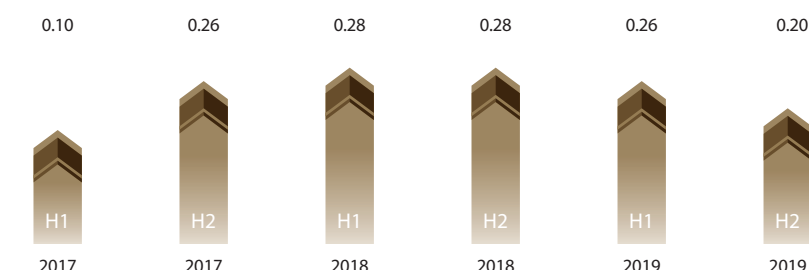
* Expenses exclude financial charges, depreciation and amortization.

The numbers represent the quarter ending 31 March 2021 and are unaudited.

Net Asset Value (SAR per Unit)

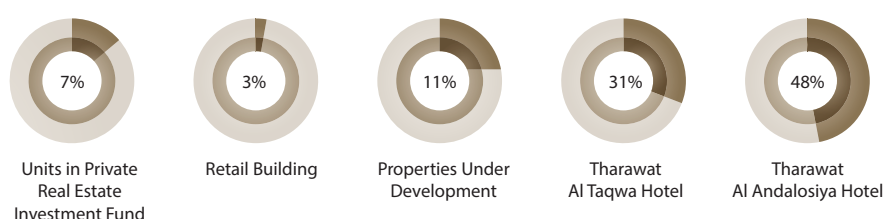


Dividend Distribution (SAR per Unit)



*The fund will not distribute dividends for H2 2020.

Portfolio Allocation by Asset

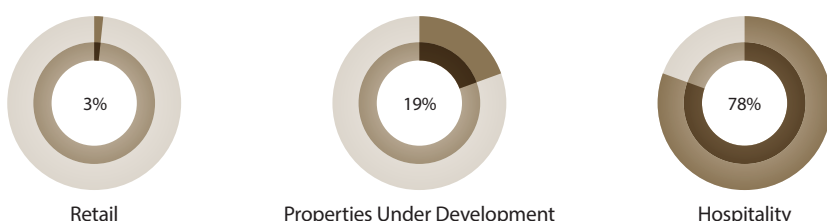


Portfolio Allocation by Proximity



*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 512.82mn
Outstanding Units	66,000,000
Market Unit Price	SAR 7.77
NAV**	SAR 636.83mn
NAV Per Unit	SAR 9.65
Portfolio Value	SAR 846.66mn
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	SAR 140,962
Other Fund Fee's	up to 0.5% of NAV

The numbers are as of 31 March 2021 and are unaudited

**NAV: Net Asset Value is based on fair value of portfolio valuations at 31 December 2020.

Material changes:

On 22/03/2021, Jadwa Investment Company has announced addendum announcement to invest an amount of SAR 50 million in private real estate investment fund. The details as follows:

- REIF has a term of 10 years, which can be extended for 2 additional periods of 5 years each. - REIF targets a fund size of SR 10 billion, while the initial closing successfully raised the amount of SR 2.8 billion.
- REIF acquisitions were funded by accepting in-kind and cash subscriptions in the amount of SR 1.5 billion, and the remainder was funded by obtaining bank loans amounting to SR 1.3 billion from Saudi banks for a period of 5 years, provided that the full amount of the financing is to be paid at the end of the fifth year. - The initial portfolio of assets for REIF as per the below details:
 1. Al Nakhla Residential Compound: The property was acquired at a purchase price of 1.8 billion and an expected net return of 8.93%.
 2. REIF Flats: The property was acquired at a purchase price of SR 87 million, and will be operated after the completion of its development.
 3. Seven commercial, office and service towers in the "Laysen Valley" project: The property was acquired at a purchase price of 650 million and an expected net return of 8.32%.

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