

Jadwa REIT Al Haramain Fund
(Managed by Jadwa Investment Company)

INTERIM CONDENSED FINANCIAL STATEMENTS

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

AND INDEPENDENT AUDITOR'S REVIEW REPORT

Jadwa REIT Al Haramain Fund
(Managed by Jadwa Investment Company)
INTERIM CONDENSED FINANCIAL STATEMENTS
30 June 2025

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INDEPENDENT AUDITOR'S REVIEW REPORT
To the Unitholders of Jadwa REIT Al Haramain Fund
(Managed by Jadwa Investment Company)

Introduction:

We have reviewed the accompanying interim condensed statement of financial position of Jadwa REIT Al Haramain Fund (the "Fund") being managed by Jadwa Investment Company (the "Fund Manager") as at 30 June 2025, and the related interim condensed statements of profit or loss and other comprehensive income, cash flows and changes in equity for the six-month period then ended, including material accounting policy information and other explanatory notes. The Fund Manager is responsible for the preparation and presentation of these interim condensed financial statements in accordance with International Accounting Standard 34 - "Interim Financial Reporting" (IAS 34), that is endorsed in the Kingdom of Saudi Arabia. Our responsibility is to express a conclusion on these interim condensed financial statements based on our review.

Scope of Review:

We conducted our review in accordance with International Standard on Review Engagements 2410, *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*, that is endorsed in the Kingdom of Saudi Arabia. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion:

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial statements are not prepared, in all material respects, in accordance with IAS 34, as endorsed in the Kingdom of Saudi Arabia.

for Alluhaid & Alyahya Chartered Accountants



Turki A. Alluhaid
Certified Public Accountant

License No. 438

Riyadh: 17 Safar 1447 H
(11 August 2025)



Jadwa REIT Al Haramain Fund
(Managed by Jadwa Investment Company)

INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

	Notes	30 June 2025 (Unaudited) S	31 December 2024 (Audited) S
ASSETS			
NON-CURRENT ASSETS			
Investment properties	5	676,389,215	664,111,114
Financial assets at fair value through profit or loss ("FVTPL")	7	21,259,299	20,617,485
TOTAL NON-CURRENT ASSETS		697,648,514	684,728,599
CURRENT ASSETS			
Prepayments and other assets		219,269	57,344
Rent and related receivables	8	31,372,522	15,901,190
Cash and cash equivalents	9	30,179,797	24,628,472
TOTAL CURRENT ASSETS		61,771,588	40,587,006
TOTAL ASSETS		759,420,102	725,315,605
LIABILITIES			
NON-CURRENT LIABILITIES			
Long-term loan	10	214,854,453	214,603,807
CURRENT LIABILITIES			
Due to related parties	11	4,351,358	4,364,414
Management fees payable	11	1,950,194	1,504,197
Accrued expenses and other liabilities		8,558,709	4,557,403
TOTAL CURRENT LIABILITIES		14,860,261	10,426,014
TOTAL LIABILITIES		229,714,714	225,029,821
EQUITY			
Net assets attributable to unitholders		529,705,388	500,285,784
TOTAL LIABILITIES AND EQUITY		759,420,102	725,315,605
Units in issue (in units)		66,000,000	66,000,000
Per unit value		8.03	7.58
Per unit fair value	6	8.07	7.58

The attached notes 1 to 18 form an integral part of these interim condensed financial statements.

Jadwa REIT Al Haramain Fund
(Managed by Jadwa Investment Company)

INTERIM CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME

For the six-month period ended 30 June 2025

		<i>For the six-month period ended</i>	
		30 June	30 June
		2025	2024
		(Unaudited)	(Unaudited)
	<i>Notes</i>	<i>£</i>	<i>£</i>
INCOME			
Rental income from investment properties		30,342,683	27,652,150
Finance income	9	479,981	584,806
Income / (loss) from financial assets at FVTPL	7	641,814	(1,445,692)
Dividend income	7	-	423,774
		31,464,478	27,215,038
EXPENSES			
Depreciation	5	(5,602,255)	(5,248,719)
Management fee	11	(1,988,662)	(1,907,782)
Charge for expected credit losses	8	(2,925,287)	(4,092,058)
Amortisation of transaction cost	10	(250,646)	(252,030)
General and administrative expenses	12	(2,739,639)	(2,242,357)
		(13,506,489)	(13,742,946)
OPERATING PROFIT		17,957,989	13,472,092
Other income		1,424,431	-
Finance charges	10	(7,843,172)	(8,526,839)
PROFIT FOR THE PERIOD BEFORE IMPAIRMENT		11,539,248	4,945,253
Reversal of impairment loss on investment properties	5	17,880,356	5,125,631
NET PROFIT FOR THE PERIOD		29,419,604	10,070,884
Other comprehensive income		-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		29,419,604	10,070,884

The attached notes 1 to 18 form an integral part of these interim condensed financial statements.

Jadwa REIT Al Haramain Fund
(Managed by Jadwa Investment Company)

INTERIM CONDENSED STATEMENT OF CASH FLOWS

For the six-month period ended 30 June 2025

		<i>For the six-month period ended</i>	
		<i>30 June</i>	<i>30 June</i>
		<i>2025</i>	<i>2024</i>
		<i>(Unaudited)</i>	<i>(Unaudited)</i>
	<i>Notes</i>	<i>£</i>	<i>£</i>
OPERATING ACTIVITIES			
Net profit for the period		29,419,604	10,070,884
Adjustments to reconcile net gain (loss) to net cash flows:			
Depreciation on investment properties	5	5,602,255	5,248,719
Amortisation of transaction cost	10	250,646	252,030
Finance charges	10	7,843,172	8,526,839
Charge for expected credit losses	8	2,925,287	4,092,058
Reversal of impairment loss on investment properties	5	(17,880,356)	(5,125,631)
(Income) / loss from financial assets at FVTPL	7	(641,814)	1,445,692
Finance income	9	(479,981)	(584,806)
		27,038,813	23,925,785
Changes in operating assets and liabilities:			
Decrease in due from related parties		-	23,576,633
Increase in prepayments and other assets		(162,570)	(143,891)
Increase in rent receivables		(18,396,619)	(19,470,570)
Increase in management fees payable		445,997	1,907,781
Increase in accrued expenses and other liabilities		4,001,306	4,347,310
Increase in due to related parties		8,307,311	361
		21,234,238	34,143,409
Finance charges paid		(16,163,539)	(6,007,967)
Finance income received		480,626	575,557
Net cash flows generated from operating activities		5,551,325	28,710,999
INVESTING ACTIVITIES			
Additions to investment properties		-	(123,088)
Net cash flows used in investing activities		-	(123,088)
FINANCING ACTIVITIES			
Dividend distributions	14	-	(8,580,000)
Net cash flows used in investing activities		-	(8,580,000)
Net increase in cash and cash equivalents		5,551,325	20,007,911
Cash and cash equivalents at beginning of the period		24,628,472	4,499,719
Cash and cash equivalents at end of the period		30,179,797	24,507,630

The attached notes 1 to 18 form an integral part of these interim condensed financial statements.

Jadwa REIT Al Haramain Fund
(Managed by Jadwa Investment Company)

INTERIM CONDENSED STATEMENT OF CHANGES IN EQUITY

For the six-month period ended 30 June 2025

	<i>For the six-month period ended</i>	
	<i>30 June</i>	<i>30 June</i>
	<i>2025</i>	<i>2024</i>
	<i>(Unaudited)</i>	<i>(Unaudited)</i>
	<i>£</i>	<i>£</i>
Equity attributed to the unitholders at beginning of the period	500,285,784	504,508,428
Comprehensive income		
Net income for the period	29,419,604	10,070,884
Other comprehensive income for the period		-
Total comprehensive income for the period	29,419,604	10,070,884
Dividend distributions (note 14)	-	(8,580,000)
Equity attributed to the unitholders at end of the period	529,705,388	505,999,312

The attached notes 1 to 18 form an integral part of these interim condensed financial statements.

Jadwa REIT Al Haramain Fund (Managed by Jadwa Investment Company)

NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS

30 June 2025

1 CORPORATE INFORMATION

Jadwa REIT Al Haramain Fund (the “Fund”) is a closed-ended Shariah compliant real estate investment traded fund. The Fund operates in accordance with Real Estate Investment Fund Regulations (“REIFR”) and Real Estate Investment Traded Funds (“REITF”) Instructions issued by the Capital Market Authority (“CMA”). The Fund is listed on Saudi Stock Exchange (“Tadawul”) and the units of the Fund are traded on Tadawul in accordance with its rules and regulations. The Capital of the Fund is ~~SR~~ 660,000,000 divided into 66,000,000 units of ~~SR~~ 10 each. The Fund has a term of 99 years, which is extendable at the discretion of the Fund Manager following the approval of the CMA.

The primary investment objective of the Fund is to provide its investors with regular income by investing in income-generating real estate assets in Saudi Arabia, with a focus on the holy cities of Makkah and Medina.

The Fund is being managed by Jadwa Investment Company (the “Fund Manager”), a Saudi Arabian closed joint stock company with commercial registration number 1010228782, and a Capital Market Institution licensed by the CMA under license number 06034-37.

Jadwa Al Khalil Real Estate Company, a Limited Liability Company with commercial registration number 1010495553, has been established and approved by the CMA as a special purpose vehicle (the “SPV”) for the beneficial interest of the Fund. The SPV owns all the assets of the Fund and its has entered into contractual obligations arrangements on behalf of the Fund.

While the Fund will primarily invest in developed real estate assets which are ready for use, it may also opportunistically invest in real estate development projects in a value not exceeding 25% of the Fund’s total asset value with the aim of achieving an increase in value per unit; provided that (i) at least 75% of the Fund’s total assets are invested in developed real estate assets which generate periodic income and (ii) the Fund shall not invest in White Land.

The Fund has appointed Albilad Investment Company (the “Custodian”) to act as its custodian. The fees of the custodian are paid by the Fund.

2 REGULATING AUTHORITY

The Fund operates in accordance with Real Estate Investment Fund Regulations (“REIFR”) and Real Estate Investment Traded Funds (“REITF”) instructions issued by the CMA, the regulations detail the requirements for real estate funds and traded real estate funds within the Kingdom of Saudi Arabia.

3 BASIS OF PREPARATION

3.1 *Statement of compliance*

These interim condensed financial statements (“financial statements”) have been prepared in accordance with International Accounting Standard 34, Interim Financial Reporting Standards (“IAS 34”), as endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements that are endorsed by Saudi Organisation for Chartered and Professional Accountants (“SOCPA”).

These interim condensed financial statements do not include all the information and disclosures required in the annual financial statements and should therefore be read in conjunction with the Fund’s annual financial statements for the year ended 31 December 2024.

The Fund manager has prepared the interim condensed financial statements on the basis that the Fund will continue to operate as a going concern. The Fund Manager considers that there are no material uncertainties that may cast significant doubt over this assumption. The Fund Manager has formed a judgement that there is a reasonable expectation that the Fund has adequate resources to continue in operational existence for the foreseeable future, and not less than 12 months from the end of the reporting period.

Jadwa REIT Al Haramain Fund
(Managed by Jadwa Investment Company)

NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS (continued)
30 June 2025

3 BASIS OF PREPARATION (continued)

3.2 Basis of measurement

These interim condensed financial statements have been prepared under the historical cost convention, using accrual basis of accounting, except for financial assets at fair value through profit or loss ("FVTPL") which are recorded at fair value.

3.3 Use of estimates

In the ordinary course of business, the preparation of interim condensed financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expense. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognised in the period in which the estimates are reviewed and affected in future periods.

3.4 Functional and presentation currency

These interim condensed financial statements are presented in Saudi Riyals ("ﷲ"), which is the functional currency of the Fund. All financial information has been rounded off to the nearest ﷲ.

4 MATERIAL ACCOUNTING POLICY INFORMATION

The material accounting policy information used in the preparation of these interim condensed financial statements are consistent with those used and disclosed in the financial statements of the Fund for the year ended 31 December 2024, except for the adoption of amendments to existing standards effective as of 1 January 2025:

4.1 New standards, interpretations and amendments adopted by the Fund

Certain amendments apply for the first time in 2025, but do not have an impact on the interim condensed financial statements of the Fund.

Amendment to IAS 21 - The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability

An entity is impacted by the amendments when it has a transaction or an operation in a foreign currency that is not exchangeable into another currency at a measurement date for a specified purpose. A currency is exchangeable when there is an ability to obtain the other currency (with a normal administrative delay), and the transaction would take place through a market or exchange mechanism that creates enforceable rights and obligations.

The amendments had no impact on the Fund's interim condensed financial statements.

4.2 New standards, amendments and interpretations issued but not yet effective

The following standards, amendments to standards and interpretations are not yet effective and neither expected to have a significant impact on the Fund's financial statements:

<u>Standards / amendments to standards / interpretations</u>	<u>Effective date</u>
<i>Amendment to IFRS 9 and IFRS 7 - Classification and Measurement of Financial Instruments</i>	1 January 2026
<i>Amendment to IFRS 10 and IAS 28 – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i>	Deferred indefinitely
<i>Amendment to IFRS 9 and IFRS 7 - Contracts Referencing Nature-dependent Electricity</i>	1 January 2026
<i>IFRS 18 Presentation and Disclosure in Financial Statements</i>	1 January 2027
<i>IFRS 19 Subsidiaries without Public Accountability - Disclosures</i>	1 January 2027

In the opinion of the Fund Manager, these standards, amendments to standards and interpretations will clearly not impact the Fund. The Fund intends to adopt these standards, if applicable, when they become effective and endorsed by SOCPA.

Jadwa REIT Al Haramain Fund
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NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS (continued)
30 June 2025

5 INVESTMENT PROPERTIES

The composition of the investment properties as of reporting date is summarised below:

30 June 2025 (Unaudited)

Description	Cost ﷲ	Accumulated depreciation ﷲ	Accumulated impairment ﷲ	Net book value ﷲ
Tharawat Al Andalusia Hotel	381,443,226	54,212,085	22,759,854	304,471,287
Tharawat Al Taqwa Hotel	250,000,000	39,704,450	3,436,983	206,858,567
3-Star Hotel, Makkah	183,076,608	1,327,858	39,589,389	142,159,361
Retail Building	23,000,000	100,000	-	22,900,000
	837,519,834	95,344,393	65,786,226	676,389,215

31 December 2024 (Audited)

Description	Cost ﷲ	Accumulated depreciation ﷲ	Accumulated impairment ﷲ	Net book Value ﷲ
Tharawat Al Andalusia Hotel	381,443,226	51,276,914	18,549,057	311,617,255
Tharawat Al Taqwa Hotel	250,000,000	37,368,058	6,122,876	206,509,066
3-Star Hotel, Makkah	183,076,608	997,166	58,619,687	123,459,755
Retail Building	23,000,000	100,000	374,962	22,525,038
	837,519,834	89,742,138	83,666,582	664,111,114

The useful lives of the investment properties as estimated by an independent valuator range from 3 to 32 years.

During the period ended 30 June 2025, the Fund recognised depreciation amounting to ﷲ 5,602,255 (30 June 2024: ﷲ 5,248,719).

All the above investment properties are built on freehold land. Freehold land along with the properties are kept in the custody of Albilad Capital. The Fund acquired properties in Makkah in different locations with an aggregate area of 3,227.2 square meter of land.

5.1 Brief details of the investment properties follow:

5.1.1 Tharawat Al Andalusia Hotel

This property is a fully constructed and operated hotel located in Al Misfalah District, being situated approximately 0.5 km away from the Holy Mosque, benefitting from a direct view over Ibrahim Al-Khalil Road.

5.1.2 Tharawat Al Taqwa Hotel

This property is a fully constructed pilgrim accommodation hotel located in Shisha District north of the intersection between the major Al Hajj Road and King Fahad Road. The Fund earns an annual rent from the operating lease of this hotel.

5.1.3 Retail Building

The property was acquired as a retail property. It is located in Al Misfalah District, with a direct view on Misyal Road, and is 500 meters away from the Holy Mosque. The property in its current state is fully leased.

Jadwa REIT Al Haramain Fund
(Managed by Jadwa Investment Company)

NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS (continued)
30 June 2025

5 INVESTMENT PROPERTIES (continued)

5.1 Brief details of the investment properties follow: (continued)

5.1.4 3-Star Hotel, Makkah

The hotel tower is located in Al Misfalah District. The redevelopment of the hotel tower was completed and operation of the hotel commenced during the year ended 31 December 2024.

5.1.5 These investment properties have been pledged with Albilad Bank in order to secure a debt facility obtained by the SPV for the purposes of the Fund.

5.2 Impairment of investment properties

The investment properties were tested for impairment and the management noted the carrying amounts of three properties (2024: four properties) to be lower than the recoverable amount. During the period ended 30 June 2025, the management recognised the net reversal of impairment loss of ~~ﷲ~~ 17,880,356 (2024: recognised a net reversal of impairment loss of ~~ﷲ~~ 5,125,631) to adjust the value of its investment properties to their recoverable amounts based on the average fair values as of the reporting period determined by the independent evaluators as shown in note 6.

6 EFFECT ON NET ASSET VALUE IF INVESTMENTS IN REAL ESTATE PROPERTIES ARE FAIR VALUED

In accordance with Article 36 of the REIFR issued by CMA in the Kingdom of Saudi Arabia, the Fund Manager evaluates the Fund's real estate assets based on two evaluations prepared by independent evaluators. However, investment in real estate properties are carried at cost less depreciation and impairment, if any, in these interim condensed financial statements.

The fair value of the investment properties is determined by two selected appraisers, i.e. Esnad and Barcode. As at the reporting date, the valuation of investment properties are as follows:

<u>30 June 2025 (Unaudited)</u>	<i>Appraiser 1</i> <i>ﷲ</i>	<i>Appraiser 2</i> <i>ﷲ</i>	<i>Average</i> <i>ﷲ</i>
Tharawat Al Andalusia Hotel	320,607,000	288,335,575	304,471,288
Tharawat Al Taqwa Hotel	196,672,000	217,045,133	206,858,566
3-Star Hotel, Makkah	155,462,000	128,856,722	142,159,361
Retail Building	25,000,000	26,231,719	25,615,860
	697,741,000	660,469,149	679,105,075
<u>31 December 2024 (Audited)</u>	<i>Appraiser 1</i> <i>ﷲ</i>	<i>Appraiser 2</i> <i>ﷲ</i>	<i>Average</i> <i>ﷲ</i>
Tharawat Al Andalusia Hotel	316,152,000	307,082,510	311,617,255
Tharawat Al Taqwa Hotel	195,973,000	217,045,132	206,509,066
3-Star Hotel, Makkah	136,714,000	110,205,510	123,459,755
Retail Building	22,500,000	22,550,076	22,525,038
	671,339,000	656,883,228	664,111,114

Management has used the average of the two valuations for the purposes of disclosing the fair value of the investment properties and testing for impairment..

The investment properties were valued taking into consideration number of factors, including the area, rent and type of property. Below is an analysis of the fair value of investment properties against cost:

Jadwa REIT Al Haramain Fund
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NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS (continued)
30 June 2025

6 EFFECT ON NET ASSET VALUE IF INVESTMENTS IN REAL ESTATE PROPERTIES ARE FAIR VALUED (continued)

6.1 The unrealised gain on investment properties based on fair valuation is set out below:

	30 June 2025 (Unaudited) £	31 December 2024 (Audited) £
Fair value of investments properties	679,105,075	664,111,114
Less: Carrying value of investments properties (Note 5)	676,389,215	664,111,114
Unrealised gain based on fair valuation	2,715,860	-
Units in issue	66,000,000	66,000,000
Per unit share in unrealised gain based on fair valuation	0.04	-

6.2 The net asset value using the fair values of the investment properties is set out below:

	30 June 2025 (Unaudited) £	31 December 2024 (Audited) £
Net asset value at cost, as presented in these interim condensed financial statements	529,705,388	500,285,784
Unrealised gain based on fair valuations (Note 6.1)	2,715,860	-
Net assets based on fair value	532,421,248	500,285,784

6.3 The net asset value per unit, using the fair values of the investment properties is set out below:

	30 June 2025 (Unaudited) £	31 December 2024 (Audited) £
Net asset value per unit, at cost as presented in these financial statements	8.03	7.58
Impact on net asset value per unit on account of unrealised gain based on fair valuations (Note 6.1)	0.04	-
Net assets value per unit at fair value	8.07	7.58

7 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	30 June 2025 (Unaudited) £	31 December 2024 (Audited) £
Non-current		
Investment in private real estate fund (Note 7.1)	21,259,299	20,617,485

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NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS (continued)
30 June 2025

7 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (continued)

7.1 Investment in real estate fund

This represents investment of 1,412,578 units (31 December 2024: 1,412,578 units) in Real Estate Investment Fund, a closed-ended Shariah-compliant private real estate investment fund managed by Fund Manager, the cost of which was ~~£~~ 14,125,783 (31 December 2024: ~~£~~ 14,125,783).

As at 30 June 2025, the Fund holds 3.12% ownership interest in Real Estate Investment Fund (31 December 2024: 3.12%).

The unrealised gain on this investment amounted to ~~£~~ 641,814 for the period ended 30 June 2025 (30 June 2024: loss of ~~£~~ 1,445,692).

During the period ended 30 June 2024, the Fund recognised dividend income amounting to ~~£~~ 423,774 from its investment in real estate fund.

8 RENT RECEIVABLE

	30 June 2025 (Unaudited) £	31 December 2024 (Audited) £
Rent receivable	37,089,902	18,693,283
Less: - Allowance for expected credit loss	(5,717,380)	(2,792,093)
	31,372,522	15,901,190

Following is the ageing analysis of the gross rent receivables:

	30 June 2025 (Unaudited) £	31 December 2024 (Audited) £
Less than 30 days	19,689,248	6,356,136
Between 31 to 120 days	9,414,284	7,554,169
More than 120 days	7,986,370	4,782,978
	37,089,902	18,693,283

The rent receivables are secured by promissory notes.

Jadwa REIT Al Haramain Fund
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NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS (continued)
30 June 2025

9 CASH AND CASH EQUIVALENTS

	30 June 2025 (Unaudited) ﷲ	31 December 2024 (Audited) ﷲ
Short-term deposits	28,000,000	22,000,000
Cash at Bank	2,179,797	2,628,472
	30,179,797	24,628,472

As at 30 June 2025, there are bank accounts maintained with Banque Saudi Fransi, Albilad Bank and Riyadh Bank under the name of the SPVs with a total balance of ﷲ 1,980,586 (31 December 2024: ﷲ 845,028).

Short-term deposits represent an investment in Murabaha deposits with original maturity period of 90 days. As at 30 June 2025, the Fund's short-term deposits amounted to ﷲ 28,000,000 (31 December 2024: ﷲ 22,000,000) and carries a profit rate of 4.90% (31 December 2024: 5.20%).

Finance income for the period ended 30 June 2025 amounting to ﷲ 479,981 (30 June 2024: ﷲ 584,806), with an accrued finance income as at 30 June 2024 amounting to ﷲ 15,244 (31 December 2024: ﷲ 15,889).

10 LONG-TERM LOAN

	30 June 2025 (Unaudited) ﷲ	31 December 2024 (Audited) ﷲ
Long-term loan	215,969,205	215,969,205
Less:		
Transaction cost	2,530,000	2,530,000
Amortisation of transaction costs	(1,415,248)	(1,164,602)
	1,114,752	1,365,398
Long-term loan, net	214,854,453	214,603,807

The Fund has obtained the following Shariah-compliant facilities through the SPV:

- i. On 13 September 2022, Albilad Bank extended a rollover Islamic finance facility to the SPV amounting to ﷲ 300,000,000 for the purposes of settling the outstanding loan to Banque Saudi Fransi and partially financing the acquisition of real estate properties. The SPV has made an arrangement with the Fund under a long-term loan agreement to lend all the loan proceeds availed by it under the facility to the Fund on terms and conditions same as that of the facility. The facility and the loan have a maturity period of 5 years.

The loan carries mark-up at the rate of Saudi Inter-Bank Offered Rate ("SAIBOR") plus 1.75% per annum, payable on semi-annual basis. As at 30 June 2025, the Fund has drawn down ﷲ 215,969,205 (31 December 2024: ﷲ 215,969,205) against the facility.

Transaction costs related to the loan amounting to ﷲ 2,530,000 (31 December 2024: ﷲ 2,530,000) have been amortised over the period of loan facility. Amortisation for the period ended 30 June 2025 amounted to ﷲ 250,646 (2024: ﷲ 252,030) which is recognised in the statement of comprehensive income.

Jadwa REIT Al Haramain Fund
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NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS (continued)
30 June 2025

10 LONG-TERM LOAN (continued)

The facility is secured by promissory notes and pledge of investment properties of the Fund.

Finance charges against the Islamic finance facility obtained from the Albilad Bank for the period ended 30 June 2025 amounted to ~~£~~ 7,843,172 (2024: ~~£~~ 8,526,839) which are recognised in the statement of comprehensive income.

11 RELATED PARTY TRANSACTIONS AND BALANCES

11.1 Related party transactions

The following are the details of the significant transactions with related parties during the period:

Related party	Nature of relationship	Nature of transaction	For the six month period ended 30 June	
			2025	2024
			(Unaudited) £	(Unaudited) £
Jadwa Al-Khalil Real Estate Company	SPV	Finance charges	7,843,172	8,526,839
Jadwa Investment Company	Fund Manager	Management fee	1,988,662	1,907,782
Real Estate Investment Fund	Affiliate	Dividend income	-	423,774

i. Management fees

In consideration for managing the assets of the Fund, the Fund Manager in accordance with the terms and conditions of the Fund, charges management fee 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 fee does not exceed 0.75% of the Fund's net assets value, for the purposes of Management Fees, "Fund's total revenue" represents gross income from rentals of real estate assets excluding any capital gains.

11.2 Related party balances

The following are the details of major related party balances at period end.

Due to related parties

	30 June 2025 (Unaudited) £	31 December 2024 (Audited) £
Jadwa Al-Khalil Real Estate Company	4,155,760	4,164,607
Dividend payable	173,255	177,465
Jadwa Investment Company	22,343	22,342
	<u>4,351,358</u>	<u>4,364,414</u>

Management fees payable

	30 June 2025 (Unaudited) £	31 December 2024 (Audited) £
Jadwa Investment Company	1,950,194	1,504,197

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NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS (continued)
30 June 2025

12 GENERAL AND ADMINISTRATIVE EXPENSES

	<i>For the six-month period ended 30 June</i>	
	<i>2025</i>	<i>2024</i>
	<i>(Unaudited)</i>	<i>(Unaudited)</i>
	<i>ﷲ</i>	<i>ﷲ</i>
Property management fee (i)	1,494,127	1,078,111
Value-added tax (VAT) expense	326,817	292,905
Professional fees (iii)	297,408	224,245
Registration fee	200,000	200,000
Administrator fee	126,661	126,684
Tadawul listing fee	59,479	69,178
Property valuation fee	56,800	56,800
Custody fee	39,777	63,601
Insurance	37,430	43,760
Others	101,140	87,073
	2,739,639	2,242,357

- (i) This pertains to fees paid to the property manager for the operation and maintenance of Tharawat Al Andalusia Hotel, 3-star hotel and Tharawat Al Taqwa Hotel.
- (ii) This pertains to the accounting fee for the bookkeeping of the Fund and the fee paid to the tax consultant.

13 FAIR VALUE MEASUREMENT

13.1 Financial instruments

Financial assets consist of cash and cash equivalents, rent receivables, and financial assets at FVTPL. Financial liabilities consist of due to related parties, management fees payable, other liabilities and long-term loan.

Due to the short-term nature of most of the financial instruments, their carrying amount is considered to be the same as their fair values. For the long-term loan, the fair value is not materially different from its carrying amount since the markup on this loan is frequently repriced at market rate.

The following table shows the fair values of financial assets, including their levels in the fair value hierarchy:

<u>30 June 2025 (Unaudited)</u>	<i>Level 2</i>
	<i>ﷲ</i>
Financial assets at FVTPL (Note 7)	21,259,299
<u>31 December 2024 (Audited)</u>	<i>Level 2</i>
	<i>ﷲ</i>
Financial assets at FVTPL (Note 7)	20,617,485

The financial asset at FVTPL which is an investment in private real estate investment fund is determined using unadjusted net asset value. There were no transfers between levels 1, 2 and 3 during the reporting period.

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NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS (continued)
30 June 2025

13 FAIR VALUE MEASUREMENT (continued)

13.2 Non-financial assets

The following table shows the fair value of investment properties disclosed:

<u>30 June 2025 (Unaudited)</u>	Level 3 A£
Tharawat Al Andalusia Hotel	304,471,288
Tharawat Al Taqwa Hotel	206,858,566
3-Star Hotel, Makkah	142,159,361
Retail Building	25,615,860
	679,105,075
<u>31 December 2024 (Audited)</u>	Level 3 A£
Tharawat Al Andalusia Hotel	311,617,255
Tharawat Al Taqwa Hotel	206,509,066
3-Star Hotel, Makkah	123,459,755
Retail Building	22,525,038
	664,111,114

When the fair value of items disclosed in these financial statements cannot be derived from active markets, their fair value is determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. The estimates include capitalisation rate, property rate per square meter and profit margin.

Changes in assumptions about these factors could affect the fair value of items disclosed in these interim condensed financial statements and the level where the items are disclosed in the fair value hierarchy.

The fair values of investment properties were assessed by Esnad and Barcode as disclosed in note 6. They are accredited independent valuers with a recognised and relevant professional qualification and with recent experience in the location and category of the investment properties being valued.

The valuation models have been applied in accordance with the Royal Institution of Chartered Surveyors ("RICS") Valuation Standards, in addition to the International Valuation Standards issued by International Valuation Standards Council ("IVSC") and applied by Saudi Authority for Accredited Valuers ("TAQEEM").

The key assumptions used in determining the fair values of the investment properties are as follows:

Valuation approach	Key assumptions	Range	
		30 June 2025	31 December 2024
Discounted cash flow	Rate of return (%)	5.00-6.00	5.00-6.00
	Discount rate (%)	8.50-9.00	8.50-9.00
Income capitalisation	Capitalisation rate (%)	8	8

Sensitivity Analysis

A 0.5% increase in the discount rate would result in a decrease in the fair value of investment properties by A£ 21,472,783 , and hence, result in an impairment loss of A£ 3,070,070.

A 1% decrease in projected net income would result in a decrease in the fair value of investment properties by A£ 5,308,843 and, hence, a reversal of impairment loss of A£ 12,880,595 .

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NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS (continued)
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14 DIVIDENDS DISTRIBUTION

There were no dividends distributed during the period ended 30 June 2025.

The following dividends were distributed in accordance with the terms and conditions of the Fund for the period ended 30 June 2024:

<i>Dividend declaration date</i>	<i>Dividend period</i>	<i>ﷲ</i>
20 February 2024	From 1 January 2023 to 31 December 2023	8,580,000
		8,580,000

15 OPERATING SEGMENT

The Fund is organised into one operating segment. All of the Fund's activities are interrelated and each activity is dependent on the others. Accordingly, all significant operating decisions are based upon analysis of the fund as one segment.

16 EVENTS AFTER THE REPORTING DATE

On 18 February 2025, the Fund Manager approved to distribute dividends to the Unitholders for the period from 1 July 2024 to 30 June 2025 for an amount of ﷲ 15,840,000.

17 LAST VALUATION DAY

The last valuation day of the period was 30 June 2025 (31 December 2024: the last valuation day for the year was 31 December 2024).

18 APPROVAL OF INTERIM CONDENSED FINANCIAL STATEMENTS

The interim condensed financial statements were approved by the Fund's Board on 17 Safar 1446H (corresponding to 11 August 2025).