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ضمانات



الشركة السعودية لخدمات الضمان الإسكاني
THE SAUDI MORTGAGE GUARANTEE SERVICES COMPANY

Damanat

Empowering the Future of
Housing Finance



About Damanat

Damanat

The Saudi Mortgage Guarantee Services Company

“Damanat” was launched in 2017 as an initiative by the Housing Program in the Kingdom of Saudi Arabia. Continuing its efforts in supporting the program’s objectives, Damanat has become an independent institutional entity that provides innovative products and solutions in mortgage guarantee services.

The core mission of Damanat is to empower Saudi citizens by providing tailored mortgage guarantees, designed specifically to expand the accessibility and inclusiveness of the mortgage market, thereby facilitating homeownership. Damanat operates within the housing ecosystem and aligns with the Kingdom’s objective of increasing homeownership by 2030. Additionally, it aims to support the real estate development sector by creating new housing projects and providing fair and comprehensive mortgage financing options for beneficiaries, thus bridging the gap between supply and demand in the housing real estate sector and contributing to societal stability.

Our Journey

2017

Damanat was launched as an initiative under the Housing Program with a budget of SAR 18.6 billion, supervised by the Real Estate Development Fund.

2019

Approval of the establishment of a company affiliated with the Real Estate Development Fund, with a capital of SAR 18.6 billion.

2023

Establishment of a closed joint-stock company wholly owned by the Real Estate Development Fund.

2024

Expansion in launching mortgage guarantee products aiming to empower individuals and developers.

About Damanat



Our Ambition

To enable all Saudi households to realize home ownership, de-risking the Housing financial system and supporting Real Estate Market while ensuring sustainability.



Our Vision

Damanat as a trusted and recognized institution, ensuring Saudi Housing Ecosystem financial strength, stability and trust by financial institution, investors, buyers and real estate market



Our Mission

To efficiently de-risk the housing financial system by designing and offering guarantees and insurance products, unlocking liquidity, strengthening financial market confidence, and fostering access to affordable lending while ensuring financial sustainability.

Why Damanat?

Damanat is one of the key enablers working in collaboration with the Housing Program and related entities to deliver innovative solutions to serve individuals aspiring to own their first home.

01

Its role as a key entity supporting mortgage financing within the housing ecosystem.

02

Developing guarantee products to maintain balance between real estate supply and demand.

03

Enhancing access to mortgage financing for various customer segments.

04

Contributing to achieving financial sustainability for the housing ecosystem.

05

Acting as a guarantor in the secondary mortgage market.

06

Providing specialized insurance products that meet the needs of the mortgage financing markets.

Our Strategic Objectives

Enabling Demand:

Facilitating access to mortgage financing through tailored guarantees designed to meet beneficiary needs.

Stimulating Supply:

Providing innovative and specialized products that meet real estate market demands, such as the "Tawwar" product and future products.

Enhancing the Secondary Market:

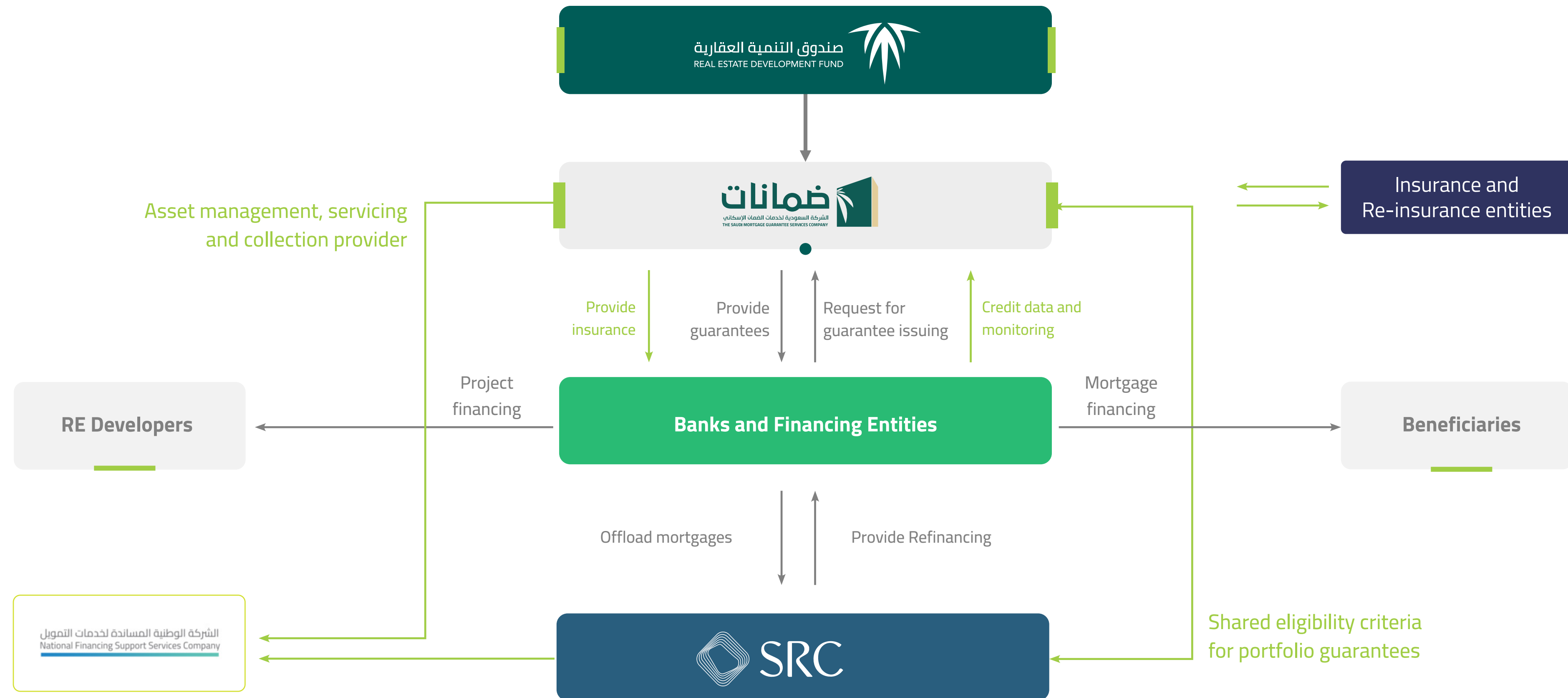
Contributing to stimulating investments in the secondary mortgage market to ensure financing sustainability and expand investment opportunities.

Alignment with Vision 2030

The launch of “Damanat” is one of the key initiatives within the Housing Program, reflecting a practical commitment to supporting the objectives of Saudi Vision 2030, particularly the goal of increasing homeownership among citizens, by enabling Saudi families to access effective financing solutions to own suitable housing.

Strategic Direction

The Strategic Role of "Damanat" Within the Housing Ecosystem



Current → New interactions

Makken

Product Description	A specialized mortgage guarantee designed specifically to enable financing for beneficiaries categorized as “semi-bankable,” providing them access to mortgage financing through partial coverage of the risks faced by financing institutions.
Type	Individual Mortgage Financing Guarantee
Product Objective	Achieve Housing Program goals aligned with Saudi Vision 2030, aiming for a 70% homeownership rate through: — Facilitating access to mortgage financing for applicants of the subsidized financing program, ensuring fairness across all community segments. — Sharing risk with financing entities by reducing financing risks for target segments. — Increasing homeownership among citizens.
Product Launch	2017
Target Segments	— Citizens applying for the subsidized financing program. — Financing entities (banks and financing companies) interested in offering mortgage financing.
Guarantee Features	— Credit risk coverage up to 100%, based on income segments. — Expanding eligibility to include semi-bankable citizens. — Strengthening the confidence of financing entities in providing mortgage financing.

Tawwer

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Refinancing Guarantee

Product Description	The guarantee will cover mortgage refinancing risks to enable financiers to free up capital, enhance liquidity, and support the housing sector more broadly.
Product Objective	A dedicated guarantee for mortgage refinancing portfolios (for financiers) is offered to reduce credit risk, enhance the credit rating of portfolios, and attract foreign investment by: — Supporting the financial sector’s contribution to housing sector growth — Lowering interest rates — Increasing financial inflows within the financial system — Enhancing the reliability of mortgage portfolios in case of securitization — Supporting the credibility of the secondary market by guaranteeing refinanced portfolios and attracting foreign investment
Target Segments	Banks’ and finance companies’ portfolios of mortgage loans guaranteed for supported beneficiaries listed under the Real Estate Development Fund and the Ministry of Housing.
Coverage	— Coverage of credit risks for refinancing companies through shared credit risk participation — Coverage ratio determined based on risk-based pricing for each target segment — The guarantee coverage is limited to agreed-upon default cases only
Guarantee Features	The guarantee will cover mortgage refinancing risks to enable financiers to free up capital, enhance liquidity, and support the housing sector more broadly.

Damanat Team



Damanat Team



Mr. Waleed bin Zaid Al-Nazhan

Chief Executive Officer

Experience:

Mr. Waleed Al-Nazhan has over 24 years of experience in the financial, banking, and real estate financing sectors.

Previous Positions:

He has held several leadership roles in leading national entities. Most notably, he served as Deputy Head of the Financing Solutions Group at the Real Estate Development Fund. He also held leadership positions in several Saudi banks, including Saudi Hollandi Bank and Alawwal Bank, where he served as Assistant General Manager and Head of Retail Banking Products and Segments, as well as Assistant General Manager and Regional Head of Branches in the Eastern Province.

He also serves as Vice Chairman of the Board of "ASEES-X". In addition, he chaired the Financial Resources Development and Investment Committee at "SAKAN", and is a member of the Executive Committee of the The Saudi Mortgage Guarantees Services Company "Damanat". He also previously served as a member of the Nomination and Remuneration Committee.

Education & Qualifications:

Mr. Al-Nazhan holds a Bachelor's degree in Business Administration from King Faisal University. He has also completed advanced leadership programs at Harvard University and the University of Virginia (Darden School of Business), in addition to his expertise in digital transformation, asset management, and building partnerships between the public and private sectors.



Mr. Ihab Al-Dabbagh

Chief Business Development Officer

Experience: Over 30 years of experience in banking, private equity, and real estate development.

Key Previous Roles: He served as a senior advisor in the Housing Program and CEO of Emaar Company for residential development investments. He also held leadership roles at the Saudi Hollandi Bank and has been an active board member at several companies, offering strategic insights and expertise in governance, executive leadership, strategy implementation, and business development.

Current Role at Damanat: Leads and develops growth strategies, enhances business opportunities to maximize market value, and achieves long-term goals.

Education and Qualifications: Holds a Bachelor's degree in Marketing from King Fahd University of Petroleum and Minerals and a PRINCE2 Practitioner certification.



Mr. Amer Al-Hashemi

Chief Financial Officer

Experience: More than 16 years of experience in finance and investment in real estate development, hospitality, and energy sectors.

Key Previous Roles: He held significant roles, including Chief Financial Officer at Asir Investment Company, a subsidiary of the Public Investment Fund; Financial Director at Abu Dhabi Future Energy Company in Saudi Arabia (a subsidiary of Mubadala Investment Company); and Financial Director at ACWA Power International, along with memberships on several boards.

Current Role at Damanat: Oversees the financial affairs of the company.

Education and Qualifications: He holds a Master's degree in Accounting from Victoria University in Australia, a Bachelor's degree in International Business Administration, a diploma in Finance and Accounting from King's College, and a Certified Financial Manager (CFM) designation.



Mr. Yousef Al-Faresi

Chief Human Resources and Administrative Officer

Experience: Extensive experience in Human Resources and Administrative Affairs.

Key Previous Roles: Served as Head of Human Resources at Damanat, contributing to building HR strategy, policies, and governance. He also led the Human Capital Transformation Program at the Real Estate Development Fund. His professional journey is marked by successful transformation projects, strategic planning, and organizational performance improvement through innovative HR strategies and effective administrative management.

Current Role at Damanat: Oversees Human Resources and Administrative Affairs.

Education and Qualifications: Holds a Master's degree in International Business Administration and a Bachelor's degree in Industrial Management, with executive certifications from prestigious institutions such as Harvard Business School and London Business School.



Mr. Abdulrahman Al-Shammari

Chief Compliance Officer

Experience: Extensive experience in governance, risk management, compliance, and board affairs.

Key Previous Roles: Held the position of Chief Governance, Risk, and Compliance Officer and Secretary-General of the Board of Directors at Asir Investment Company, overseeing the establishment of corporate governance, risk management, and compliance functions. Also held leadership positions at the General Entertainment Authority, Ministry of Culture, and the National Housing Company, specifically in governance, compliance, and board affairs.

Current Role at Damanat: Oversees compliance to ensure organizational adherence to all relevant laws, regulations, and policies.

Education and Qualifications: Holds a Master's degree in Business Administration from Flinders University, Australia, and a Bachelor's degree in Finance from Indiana University, USA. Completed an Executive Development Program at Columbia University.



Mr. Rowaid Ajaj

Chief Risk Officer

Experience: Over 17 years of experience in risk management at several regulatory entities, including the Saudi Central Bank, the National Cybersecurity Authority, and the Insurance Authority in the Kingdom of Saudi Arabia. He has extensive experience in credit risks, individual and corporate financing, audit, compliance, governance, fraud risks, and business continuity.

Previous Positions: Former Head of Real Estate Financing Risk at the National Commercial Bank (NCB), Chief Risk Officer at Deutsche Gulf Finance, and Secretary of the Risk Management Committee.

Current Role at Damanat: Chief Risk Officer, Secretary of the Risk Management Committee, and Secretary of the Investment Committee.

Qualifications and Education: Holds a Master's degree in Business Administration, a Bachelor's degree in Engineering from a university in the United Kingdom, as well as a professional diploma in anti-fraud and financial crimes.

Partners in Success

 وزارة البلديات والإسكان Ministry of Municipalities and Housing	 REGA الهيئة العامة للعقار REAL ESTATE GENERAL AUTHORITY	 برنامج الإسكان HOUSING PROGRAM	 صندوق التنمية العقارية REAL ESTATE DEVELOPMENT FUND	 SRC	 الشركة الوطنية المساندة لخدمات التمويل National Financing Support Services Company
 NHC	 بنك الجزيرة BANK ALJAZIRA	 NCB	 بنك الرياض Riyad Bank	 مصرف الراجحي alrajhi bank	 البنك السعودي للاستثمار The Saudi Investment Bank
 BIDAYA FINANCE التمويل	 بنك البلاد Bank Albilad	 الأول SAB	 الأهلي SNB	 BSF	 الإنماء alinma
 دار التمليك Dar Al Tamleek الأخصائيون في حلول التمويل السكني Specialists in Home Financing Solutions	 SHL شركة سهل للتمويل SHL FINANCE COMPANY	 أملاك AMLAK العالمية - International	 MASAR / مسار النمو للتمويل - ALNUMOU FINANCE		

A photograph of a modern, multi-story building at night, illuminated by warm interior and exterior lights. The building features large windows and balconies. In the foreground, there is a paved area and a small garden with a palm tree. The right side of the image is decorated with a green vertical bar and a pattern of white geometric shapes on a dark background.

Damanat: Innovative Solutions, Sustainable Impact



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A Saudi closed joint-stock company with a capital of SAR 18.6 billion, Commercial Registration No.: 1010868250, Licensed by the Insurance Authority (IA), License No.: TMN/37/202307, VAT Registration No.: 311612346300003

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