



Fact Sheet – Q1 2022

Fund Objective

Riyad REIT is a closed-ended Shariah-compliant real estate investment traded fund. The fund's activities are centered on creating sustainable and diverse cash flows and improving the value of assets to exponentially increase gross revenue for unitholders.

Fund Facts

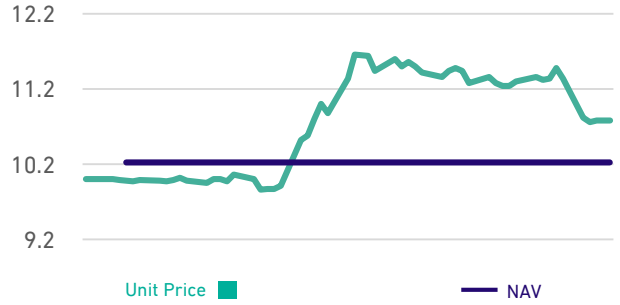
Inception Date	9 Jun. 2015
Listing Date	13 Nov. 2016
Fund Term	99 Years
Fund Currency	SAR
Dividend Distribution	Semi-annual
Valuation Frequency	Semi-annual
Fund Capital	SAR 1,633,000,010
Fund's Total Asset Value	SAR 3,014,108,213
Net Asset Value (NAV)	SAR 1,557,210,042
Rental and Operational Income on Unit Price*	4.28%

* Operational income consists of hotels net profit

Performance of the Unit Price and NAV

	End of Quarter	1 month	2 months	3 months
Unit Price (Closing Price)	10.78	11.50	10.96	9.85
NAV per unit	10.20	10.20	10.20	10.20

Unit Price during the relevant quarter



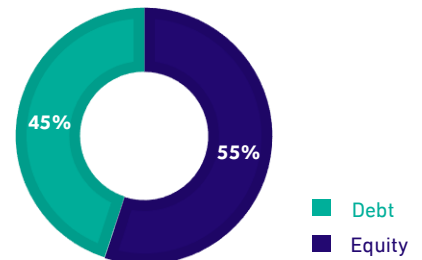
Fund Fees and Expenses

Fees & Expenses	Amount (SAR)	% from Fund's Total Asset Value	Cap Limit
Management Fees	6,391,535	%0.212054	-
Custodian Fees	25,000	%0.00083	-
Real estate Management fees	221,770	%0.007358	Not exceeding: 7% of the rental income
Auditor Fees	7,500	%0.00025	-
Dealing Fees	-	-	1%
Brokerage Commission	-	-	2.5%
Unit Registration and Listing fees	174,383.56	%0.0058	Service of developing owner registry: maximum limit of SAR 500K Service of listing Fund units: maximum limit of 300K SAR
Development/Project Management fees	-	-	Not exceeding: 7%
Financing Fees	5,904,016	%0.195	-
Other Fund Costs	786,925	%0.026108	-
Total expenses, fees and charges		13,511,130	
Ratio of fund costs to Total Asset Value		0.45%	

Leverage Ratio

Key Financial Highlights

The Loan Limit	SAR 1,633,000,010.00
Utilization	SAR 1,360,847,088
Debt Fulfillment Period	7 years
Debt Due Date	Mar-2029



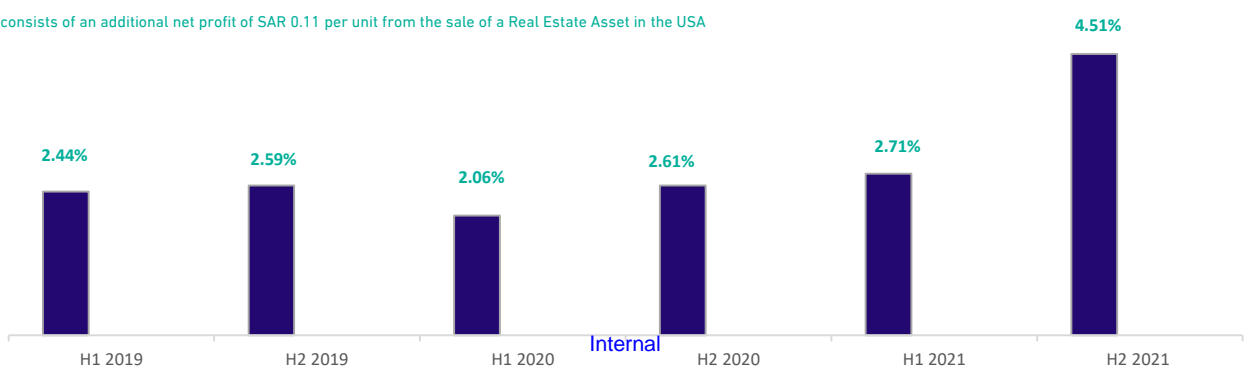
Fundamental and non-Fundamental changes during the relevant quarter

- Riyad REIT has invested SAR 233 million in a U.S. Logistics portfolio consisting of five high-quality income generating properties of newly built, Class A logistics properties.
- Riyad REIT announces board of director's recommendation to start taking the necessary measures of increasing the fund's capital
- Riyad REIT announces the distribution of cash dividends to the Unitholders of Riyad REIT for the second half of 2021
- Riyad REIT has Made a Profit from the sale of a Real Estate Asset in the USA. Riyad REIT achieved an additional net profit of SAR 0.12 per unit.

Dividends Distribution

Period	Eligibility Date	Total Distributed Dividend (SAR)	Number of Units	SAR/Unit	Percentage of distribution from Net Assets Value
H2 2021	31/03/2022	80,697,637.47	171,697,101	0.47*	%4.51
H1 2021	22/08/2021	46,358,217.27	171,697,101	0.27	%2.71
H2 2020	28/03/2021	42,924,275.25	171,697,101	0.25	%2.61
H1 2020	03/09/2020	34,339,420.20	171,697,101	0.20	%2.06
H2 2019	14/12/2020	42,924,275.25	171,697,101	0.25	%2.59
H1 2019	27/08/2019	41,207,304.24	171,697,101	0.24	%2.44

* consists of an additional net profit of SAR 0.11 per unit from the sale of a Real Estate Asset in the USA





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Portfolio Highlights

Portfolio Holdings	City	Occupancy % at the end of the quarter	% of the value to the total assets
The Residence	Riyadh	100%	2.31%
Braira Villa Hotel*	Riyadh	100%	2.94%
Altamyouz Center	Riyadh	59%	2.03%
Vivienda	Riyadh	100%	1.46%
Alizdihar Center	Riyadh	95%	1.40%
Alraed Building	Riyadh	100%	6.14%
Fursan Plaza **	Riyadh	–	2.79%
JW Marriott Riyadh*	Riyadh	60%	21.72%
The Academy (STC)	Riyadh	100%	2.29%
Saudi Electronic University	Riyadh	100%	4.99%
Olaya Tower 1	Riyadh	100%	2.37%
Ascott Hotel Tahlia	Jeddah	93%	4.44%
Omnia Center	Jeddah	96%	5.45%
Alshatea Towers	Dammam	65%	3.27%
Ascott Corniche Alkhobar*	Khobar	60%	7.68%
1111 Pennsylvania Avenue***	Washington, D.C., USA	100%	3.39%
Pioneer Headquarters ***	Texas, USA	100%	7.12%
FedEx Headquarters ***	Texas, USA	100%	1.50%
Broadcom Headquarters ***	California, USA	100%	3.08%
AmerisourceBergen HQ ***	Pennsylvania, USA	100%	2.00%
PwC Headquarters ***	Brussels, Belgium	100%	0.86%
Logistics portfolio which invests in 5 properties ***	USA	100%	7.75%

* Operational Contract

** Under Development

*** By investing in a share and diverse real estate portfolio outside The Kingdom

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