



## Fact Sheet – Q4 2021

Riyad REIT is a closed-ended Shariah-compliant real estate investment traded fund

### Fund Facts

Fund Capital	SAR 1,633,000,010
Net Asset Value	SAR 1,646,154,125
Inception Date	9 – Jun – 15
Listing Date	13 – Nov – 16
Fund Term	99 Years
Fund Currency	SAR
Dividend Distribution	Semi-annual
Valuation Frequency	Semi-annual
Percentage of Total Fees and expenses	0.42%
Fund Costs Percentage to Total Asset Value	0.21%
Rental and Operational Income on Unit Price*	2.81%

\* Operational income consists of hotels net profit

### Fund Fees

Management Fees	1.2% per annum (of AUM after deducting fund expenses)
Custodian Fees	SAR 100,000 per annum

Portfolio Holdings	City	Percentage
The Residence	Riyadh	3%
Braira Villa Hotel	Riyadh	3%
Altamyouz Center	Riyadh	2%
Vivienda	Riyadh	2%
Alizdiyar Center	Riyadh	2%
Fursan Plaza *	Riyadh	3%
Burj Rafal - A Marriott International Hotel	Riyadh	23%
The Academy	Riyadh	3%
Saudi Electronic University	Riyadh	5%
Alraed Building	Riyadh	7%
Ascott Hotel Tahlia	Jeddah	5%
Omnia Center	Jeddah	6%
Alshatea Towers	Dammam	3%
Ascott Corniche Alkhubar	Khobar	8%
Olaya Tower 1	Riyadh	3%
1111 Pennsylvania Avenue**	Washington, D.C., USA	4%
350 Rhode Island **	San Francisco, CA, USA	3%
Pioneer Headquarters **	Texas, USA	8%
FedEx Headquarters **	Texas, USA	2%
Broadcom Headquarters **	California, USA	3%
AmerisourceBergen HQ **	Pennsylvania, USA	2%
PwC Headquarters **	Brussels, Belgium	1%

\* Under Development

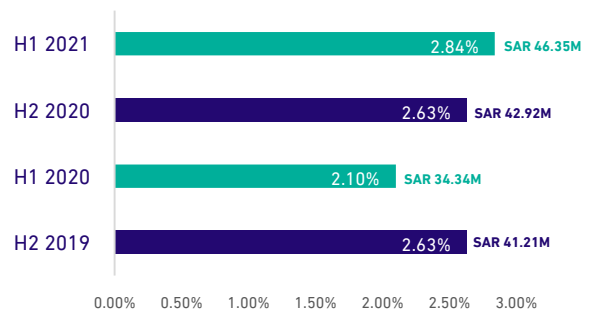
\*\* By investing in a share and diverse real estate portfolio outside The Kingdom

### Performance of the Unit Price (SAR)

	End of Quarter	1 month	3 months	6 months	9 months	YTD
Unit Price	9.85	10.08	10.56	9.97	8.74	8.50
NAV	9.96	9.96	9.96	9.96	9.73	9.73

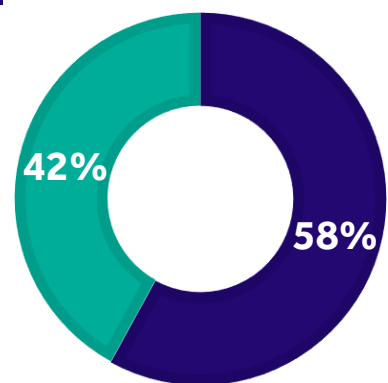


### Dividends Distribution



### Leverage Ratio

Debt ■  
Equity ■



### Fundamental, material or significant changes

- Announcing that Riyad REIT has renewed of the Lease Agreement of The Saudi Electronic University Main Campus.
- Announcing that 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 0.11 per unit.
- Announcing that Riyad REIT has made a Change of the Membership of the Board of Directors of Riyad REIT.
- Announcing that Riyad REIT has made an Update of The Terms and Conditions of Riyad REIT.

### Disclaimer

Riyad Capital is a Saudi Closed Joint Stock Company with a paid up capital of SAR 500 million. Commercial registration number (1010239234), licensed and organized by the Capital Market Authority under License No. (07070-37). Head Office: 2414 – Al Shohada Dist., Unit No.69, Riyadh 13241 – 7279, Saudi Arabia ("www.riyadcapital.com"). Past performance is not a guarantee of future returns. The value of units, the income from them, the prices and currencies of the investment, can go down as well as up. Investors may get back less than he or she originally invested. Additionally fees shall apply on the investment. Changes in currency rates may have an adverse effect on the value of the investment. Riyad Capital and its employees bear no liability for the accuracy of the information provided in this report. The forecasts, opinions and expectations contained herein are fair and reasonable. Riyad Capital and its employees bear no liability for the accuracy of the information provided in this report. To ensure proper understanding of the investment and its suitability for you according to your risk tolerance, we recommend that you seek a specialized investment advisor. More information about the security is available in the Private Placement Memorandum applicable to that placement and should be read carefully before investing.

### Public