



Fact Sheet – Q3 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	0.49%
Fund Costs Percentage to Total Asset Value	0.22%
Rental and Operational Income on Unit Price*	2.09%

* 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

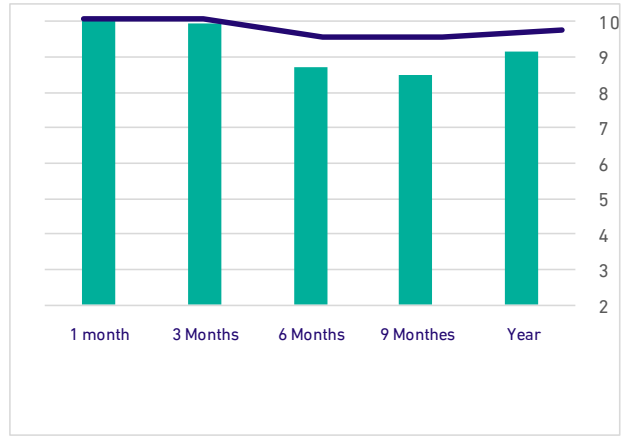
Portfolio Holdings	City	Percentage
The Residence	Riyadh	3%
Braira Villas Hotel	Riyadh	3%
Altamyouz Center	Riyadh	2%
Vivienda Hotel Villas	Riyadh	2%
Alizdiyar Center	Riyadh	2%
Fursan Plaza *	Riyadh	3%
Burj Rafal- A Marriott International Hotel	Riyadh	23%
The Academy	Riyadh	3%
Saudi Electronic University	Riyadh	5%
Alraed Building	Riyadh	7%
Ascott Hotel Tahlia	Jeddah	5%
Omnia Center	Jeddah	6%
Alshatea Towers	Dammam	3%
Ascott Corniche Alkhobar	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%
Two Washingtonian **	Washington, D.C, USA	2%
FedEx Headquarters **	Texas, USA	2%
Broadcom Headquarters **	California, USA	3%
AmerisourceBergen HQ **	Pennsylvania, USA	2%
PwC Headquarters **	Brussels, Belgium	1%

* Under Development

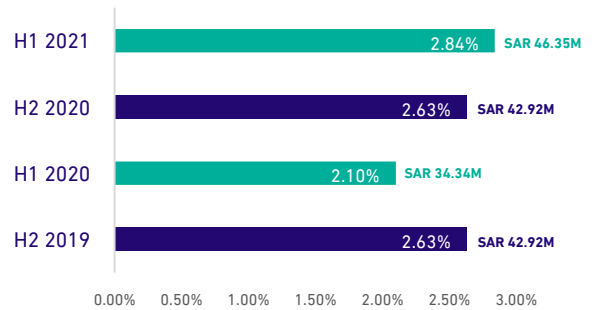
** By investing in a share and diverse real estate portfolio outside The Kingdom

Performance of the Unit Price (SAR)

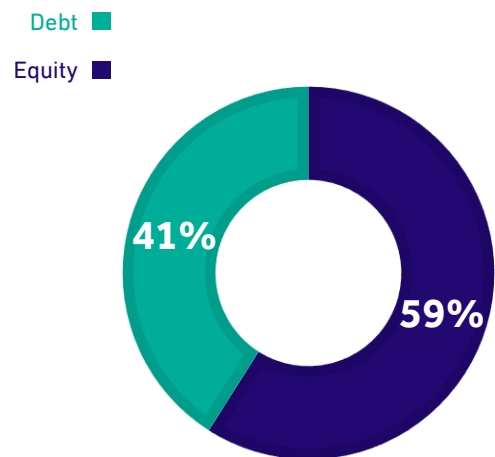
	End of Quarter	1 month	3 months	6 months	9 months	YTD
Unit Price	10.56	10.22	9.97	8.70	8.50	9.14
NAV	9.96	9.96	9.96	9.96	9.73	9.73



Dividends Distribution



Leverage Ratio



Fundamental, material or significant changes

- Announcing that Riyad REIT has invested SAR 60 million in a U.S. office building.
- Announcing that Riyad REIT has Acquired an office building worth SAR 184 million in Riyadh.
- Announcing that Riyad REIT has invested SAR 24 million in a Belgian office building in Brussels.

Disclaimer

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