



Fact Sheet – Q3 2023

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 3,028,839,376
Net Asset Value (NAV)	SAR 1,539,885,955
Rental and Operational Income on Unit Price*	2.81%

* Operational income consists of hotels net profit

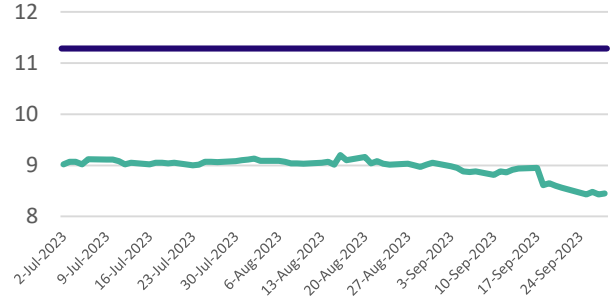
Fund Fees and Expenses

Fees & Expenses	Amount (SAR)	% from Fund's Total Asset Value	Cap Limit
Management Fees	7,298,226	0.240958%	-
Custodian Fees	25,000	0.000825%	-
Real estate Management fees	247,587	0.008174%	Not exceeding: 7% of the rental income
Auditor Fees	7,500	0.000248%	-
Dealing Fees	-	-	1%
Brokerage Commission	-	-	2.5%
Unit Registration and Listing fees	76,396	0.002522%	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	26,873,924	0.887268%	-
Other Fund Costs	675,016	0.022286%	-
Total expenses, fees and charges		35,203,649	
Ratio of fund costs to Total Asset Value		1.16%	

Performance of the Unit Price and NAV

	End of Quarter	1 month	2 months	3 months
Unit Price (Closing Price)	8.45	9.05	9.10	8.97
NAV per unit	11.41	11.41	11.41	11.41

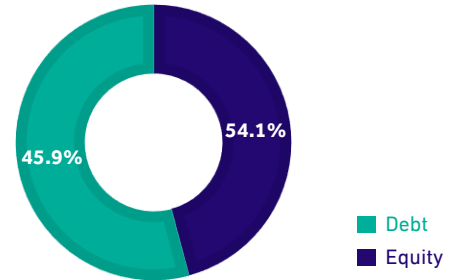
Unit price during the current quarter



Leverage Ratio

Key Financial Highlights

Utilization	SAR 1,383,685,963
Debt Fulfillment Period	6 years
Debt Due Date	Aug-2029



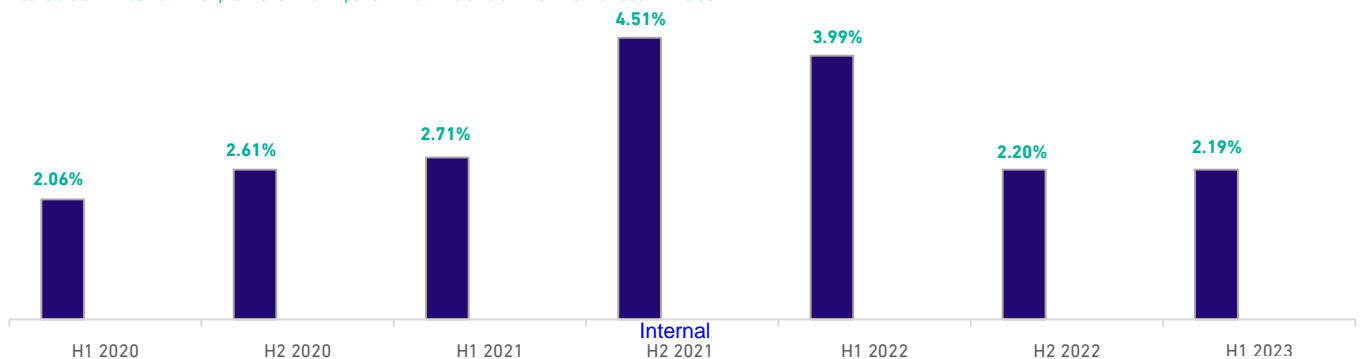
Fundamental and non-Fundamental changes during the relevant quarter

- Distributions of Fund's dividends to the Unitholders of Riyad REIT for the first half of 2023.

Dividends Distribution

Period	Eligibility Date	Total Distributed Dividend (SAR)	Number of Units	SAR/Unit	Percentage of distribution from Net Assets Value
H1 2023	2023/09/17	42,924,275.25	171,697,101	0.25	2.19%
H2 2022	2023/04/10	42,924,275.25	171,697,101	0.25	2.20%
H1 2022	2022/09/04	75,546,724.44	171,697,101	0.44*	3.99%
H2 2021	24/03/2022	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	3/9/2020	34,339,420.20	171,697,101	0.20	2.06%

* consists of an additional net profit of SAR 0.12 per unit from the sale of a Real Estate Asset in the USA
** consists of an additional net profit of SAR 0.11 per unit from the sale of a Real Estate Asset in the USA





Fact Sheet – Q3 2023

Portfolio Highlights

Portfolio Holdings	City	Occupancy % at the end of the quarter	% of the value to the total assets
The Residence	Riyadh	80%	6.08%
Braira Villa Hotel *	Riyadh	71%	
Altamyouz Center	Riyadh	89%	1.78%
Vivienda Hotel Villas – Mousa bin Nusair	Riyadh	100%	1.49%
Alizdihar Center	Riyadh	96%	1.27%
Alraed Building	Riyadh	100%	5.99%
Fursan Plaza **	Riyadh	–	4.01%
JW Marriott Hotel Riyadh *	Riyadh	59%	26.71%
The Academy (STC)	Riyadh	100%	
Saudi Electronic University	Riyadh	100%	4.57%
Olaya Tower	Riyadh	100%	2.52%
The Roofs ***	Riyadh	%98	0.73%
Ascott Hotel Tahlia	Jeddah	93%	4.57%
Omnia Center	Jeddah	98%	4.81%
Alshatea Towers	Dammam	59%	2.90%
Ascott Corniche Alkhobar *	Khobar	49%	7.86%
AlRakah Building ***	Khobar	98%	1.15%
1111 Pennsylvania Avenue ****	Washington, D.C., USA	100%	3.11%
Pioneer Headquarters ****	Texas, USA	100%	6.52%
FedEx Headquarters ****	Texas, USA	100%	1.37%
Broadcom Headquarters ****	California, USA	100%	2.82%
AmerisourceBergen HQ ****	Pennsylvania, USA	100%	1.83%
PwC Headquarters ****	Brussels, Belgium	100%	0.79%
Logistics portfolio which invests in 5 properties ****	USA	100%	7.10%

* Operational Contract

** Under Development

*** By investing in a private real estate fund

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

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, price or income of the security. Whilst all reasonable care has been taken to ensure that the facts stated in this report are accurate and that the forecasts, opinions and expectations contained herein are fair and reasonable. Riyad Capital or its employees or any of its affiliates or clients may have a financial interest in securities or other assets referred to 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.

Internal