



Fact Sheet – Q3 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 3,039,221,488
Net Asset Value (NAV)	SAR 1,607,029,015
Rental and Operational Income on Unit Price*	1.96%

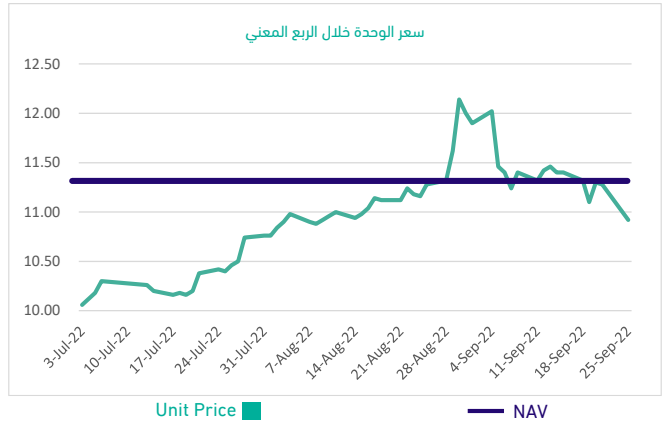
* Operational income consists of hotels net profit

Fund Fees and Expenses

Fees & Expenses	Amount (SAR)	% from Fund's Total Asset Value	Cap Limit
Management Fees	6,996,246	0.230199%	-
Custodian Fees	25,000	0.000823%	-
Real estate Management fees	25,262	0.000831%	Not exceeding: 7% of the rental income
Auditor Fees	7,500	0.000247%	-
Dealing Fees	-	-	1%
Brokerage Commission	-	-	2.5%
Unit Registration and Listing fees	75,616.44	0.002488%	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	12,779,165	0.420475%	-
Other Fund Costs	119,403	0.003929%	-
Total expenses, fees and charges		SAR 20,880,278.20	
Ratio of fund costs to Total Asset Value		0.69%	

Performance of the Unit Price and NAV

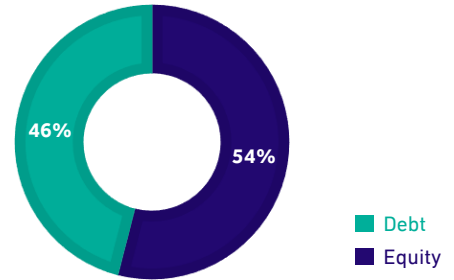
	End of Quarter	1 month	2 months	3 months
Unit Price (Closing Price)	11.18	12	10.74	10.12
NAV per unit	11.29	11.29	11.29	11.29



Leverage Ratio

Key Financial Highlights

The Loan Limit	SAR 1,633,000,010.00
Utilization	SAR 1,422,685,963.63
Debt Fulfillment Period	7 years
Debt Due Date	Mar-2029



Fundamental and non-Fundamental changes during the relevant quarter

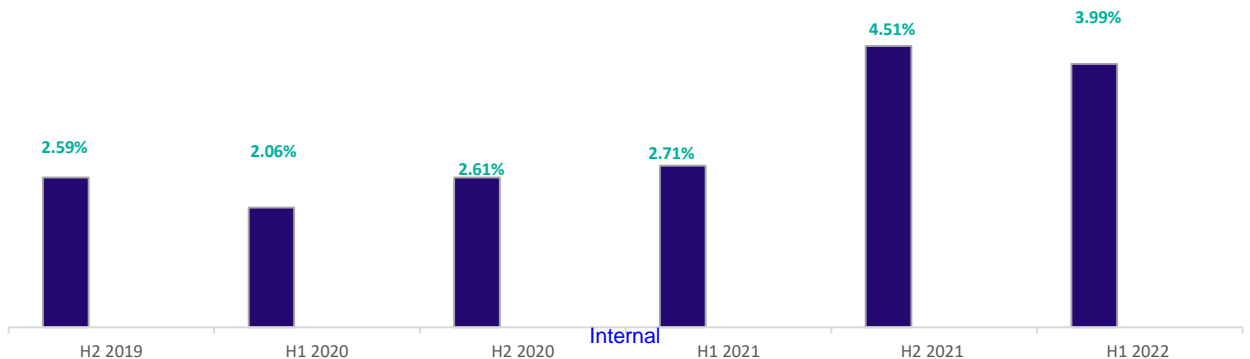
- Availability of the semiannual reports of the assets of Riyad REIT for the period ending on 30/06/2022.
- Providing the public with the Interim Financial Statements of Riyad REIT for the period ending on 30/6/2022.
- Distribution of Fund's dividends to the Unitholders of Riyad REIT Fund.
- Occurrence of a Specific Event in Riyad REIT (Investing SAR 61.8M in a Private Real Estate Fund).

Dividends Distribution

Period	Eligibility Date	Total Distributed Dividend (SAR)	Number of Units	SAR/Unit	Percentage of distribution from Net Assets Value
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%
H2 2019	4/12/2020	42,924,275.25	171,697,101	0.25	2.59%

* 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





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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	99.5%	2.16%
Braira Villa Hotel*	Riyadh	57.9%	2.75%
Altamyouz Center	Riyadh	68%	1.90%
Vivienda	Riyadh	100%	1.36%
Alizdihar Center	Riyadh	100%	1.31%
Alraed Building	Riyadh	100%	5.75%
Fursan Plaza **	Riyadh	–	2.61%
JW Marriott Riyadh*	Riyadh	53.4%	20.34%
The Academy (STC)	Riyadh	100%	2.14%
Saudi Electronic University	Riyadh	100%	4.67%
Olaya Tower 1	Riyadh	100%	2.22%
The Roofs***	Riyadh	98%	3.59%
Ascott Hotel Tahlia	Jeddah	93%	4.15%
Omnia Center	Jeddah	93%	5.10%
Alshatea Towers	Dammam	62%	3.06%
Ascott Corniche Alkhobar*	Khobar	50%	7.19%
Alrakah building***	Khobar	98%	5.64%
1111 Pennsylvania Avenue****	Washington, D.C., USA	100%	3.18%
Pioneer Headquarters ****	Texas, USA	100%	6.66%
FedEx Headquarters ****	Texas, USA	100%	1.40%
Broadcom Headquarters ****	California, USA	100%	2.88%
AmerisourceBergen HQ ****	Pennsylvania, USA	100%	1.87%
PwC Headquarters ****	Brussels, Belgium	100%	0.81%
Logistics portfolio which invests in 5 properties ****	USA	100%	7.26%

* 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

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