



## 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.

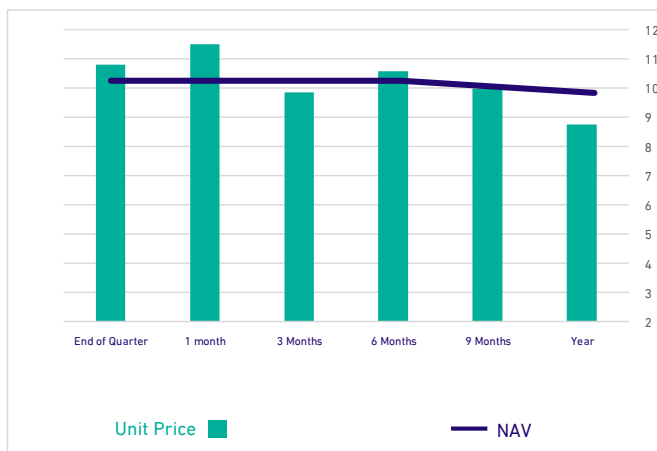
### Fund Facts

Fund Capital	SAR 1,633,000,010
Net Asset Value (NAV)	SAR 1,645,084,486
Fund's Total Asset Value	SAR 3,030,341,381
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 to the fund's total assets value	0.43%
Percentage of fund costs to Total Asset Value	0.24%
Rental and Operational Income on Unit Price*	4.28%

\* Operational income consists of hotels net profit

### Performance of the Unit Price (SAR)

	End of Quarter	1 month	3 months	6 months	9 months	YTD
Unit Price (Closing Price)	10.78	11.50	9.85	10.56	9.97	8.74
NAV per unit	10.20	10.20	10.20	10.20	9.96	9.73

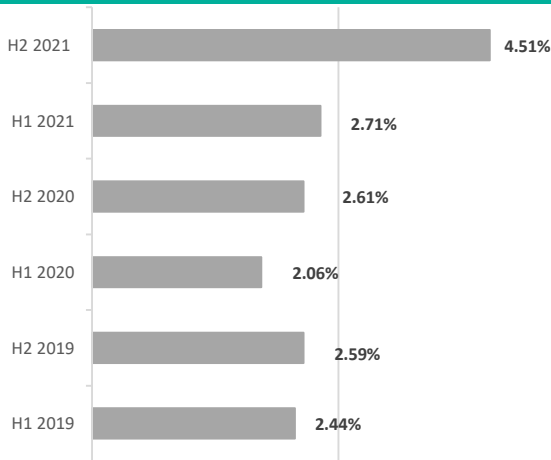


### Fund Fees and Expenses by the end of the quarter

Fees & Expenses	Amount (SAR)	% from Fund's Total Asset Value	Cap Limit
Management Fees	6,391,535	1.2%	–
Custodian Fees	25,000	0.001%	–
Commission Fees	221,770	0.007%	–
Auditor Fees	55,000	0.002%	–
Brokerage Commission	0	0%	2.5%
Other Fund Costs	786,925	0.03%	–

### Dividends Distribution

Period	Eligibility	Total Distributed Dividend (SAR)	Number of Units	SAR/ UNIT	Percentage of Dividend of the Net Assets Value
H1 2019	7/08/2019	41,207,304.24	171,697,101	0.24	%2.44
H2 2019	4/12/2020	42,924,275.25	171,697,101	0.25	%2.59
H1 2020	3/9/2020	34,339,420.20	171,697,101	0.20	%2.06
H2 2020	28/03/2021	42,924,275.25	171,697,101	0.25	%2.61
H1 2021	22/08/2021	46,358,217.27	171,697,101	0.27	%2.71
H2 2021	24/03/2022	80,697,637.47	171,697,101	0.47*	%4.51

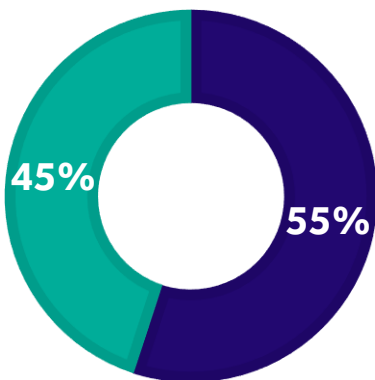


\* consists of an additional net profit of SAR 0.11 per unit from the sale of a Real Estate Asset in the USA

### Leverage Ratio

Debt

Equity



### Key Financial Highlights

The Loan Limit	SAR 1,633,000,010.00
Utilization	SAR 1,360,847,492
Debt Fulfillment Period	7 years
Debt Due Date	Mar-29

Internal



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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%	3%
Braira Villa Hotel*	Riyadh	100%	3%
Altamyouz Center	Riyadh	59%	2%
Vivienda	Riyadh	100%	2%
Alizdihar Center	Riyadh	95%	2%
Alraed Building	Riyadh	100%	7%
Fursan Plaza **	Riyadh		3%
Burj Rafal - A Marriott International Hotel*	Riyadh	60%	23%
The Academy	Riyadh	100%	3%
Saudi Electronic University	Riyadh	100%	5%
Olaya Tower 1	Riyadh	100%	3%
Ascott Hotel Tahlia	Jeddah	93%	5%
Omnia Center	Jeddah	96%	6%
Alshatea Towers	Dammam	65%	3%
Ascott Corniche Alkhobar*	Khobar	60%	9%
1111 Pennsylvania Avenue***	Washington, D.C., USA	100%	4%
Pioneer Headquarters ***	Texas, USA	100%	8%
FedEx Headquarters ***	Texas, USA	100%	2%
Broadcom Headquarters ***	California, USA	100%	4%
AmerisourceBergen HQ ***	Pennsylvania, USA	100%	2%
PwC Headquarters ***	Brussels, Belgium	100%	1%

\* Operational Contract

\*\* Under Development

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



### Fundamental and non-Fundamental changes

- 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 100% leased to high quality tenants with a weighted average term of 15.5 years.
- Riyad REIT announces the Riyadh REIT Fund board of director's recommendation to take the necessary measures to start increasing the fund's capital
- Riyad REIT announces the distribution of cash dividends to the Unitholders of Riyadh REIT for the second half of 2021
- Riyad REIT has Made a Profit from the sale of a Real Estate Asset in the USA. Riyadh REIT achieved an additional net profit of SAR 0.12 per unit.

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