



## Fact Sheet – Q1 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	0.23%
Rental and Operational Income on Unit Price*	2.24%

\* 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

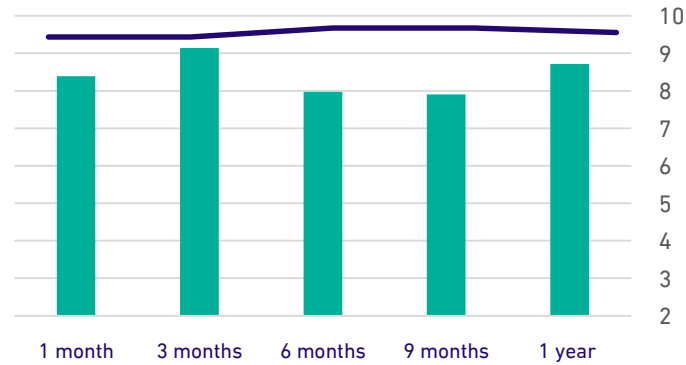
Portfolio Holdings	City	Percentage
Altamyouz Center	Riyadh	2%
Vivienda	Riyadh	2%
Alizdihar Center	Riyadh	2%
The Residence	Riyadh	3%
Braira Villa Hotel	Riyadh	4%
Fursan Plaza *	Riyadh	3%
Burj Rafal Hotel	Riyadh	25%
The Academy	Riyadh	3%
Saudi Electronic University	Riyadh	6%
Ascott Hotel Tahlia	Jeddah	5%
Omnia Center	Jeddah	7%
Alshatea Towers	Dammam	4%
Ascott Corniche Alkhobar	Khobar	7%
Olaya Tower 1	Riyadh	3%
1111 Pennsylvania Avenue**	Washington, D.C., USA	4%
350 Rhode Island **	San Francisco, CA, USA	3%
Pioneer Headquarters **	Dallas, TX, USA	9%
Two Washingtonian **	Washington, D.C., USA	2%
FedEx Headquarters **	Dallas, TX, USA	2%
Broadcom Headquarters **	Irvine, CA, USA	4%

\* Under Development

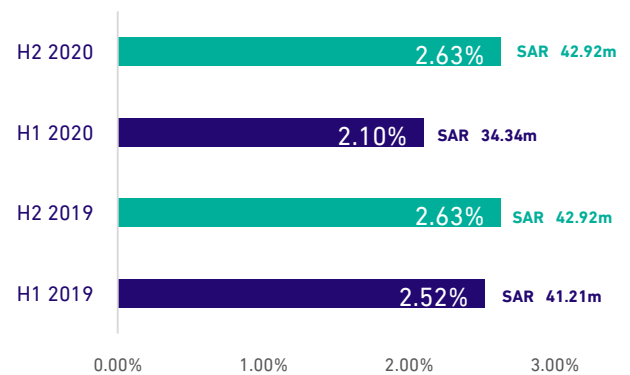
\*\* By investing in a share and diverse real estate portfolio outside The Kingdom

### Performance of the Unit Price (SAR)

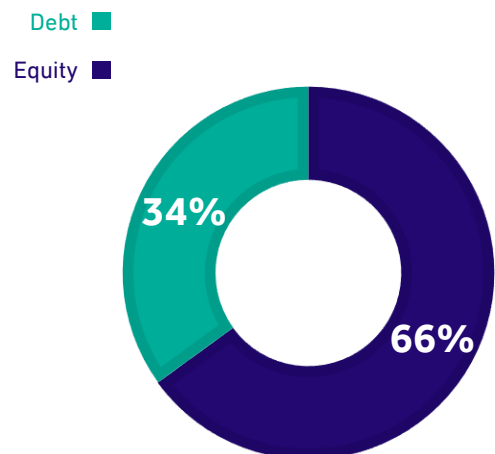
	End of Quarter	1 month	3 months	6 months	9 months	YTD
Unit Price	8.74	8.70	8.50	9.14	7.97	7.9
NAV	9.59	9.59	9.59	9.73	9.73	9.66



### Dividends Distribution



### Leverage Ratio



### Fundamental, material or significant changes

1. Announcing the Availability of Riyad REIT Semi-Annual Valuation Reports for the Second Half of 2020
2. Announcing the Distribution of Profits to Unitholders of Riyad REIT Fund
3. Announcing the Availability of the Annual Financial Report of Riyad REIT Fund for the Financial Year Ending on ( 2020-12-31 ) to the Public

### Disclaimer

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