



## Fact Sheet – Q2 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

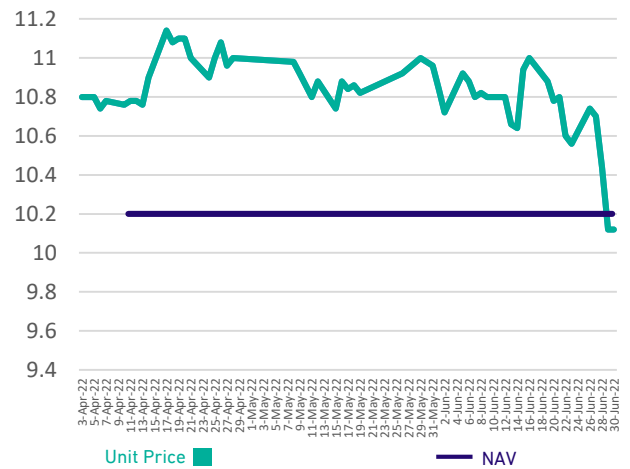
|  |                   |
|--|-------------------|
| Inception Date                               | 9 Jun. 2015       |
| Listing Date                                 | 13 Nov. 2016      |
| Fund Term                                    | 99 Years          |
| Fund Currency                                | SAR               |
| Dividend Distribution                        | Semi-annual       |
| Valuation Frequency                          | Semi-annual       |
| Fund Capital                                 | SAR 1,633,000,010 |
| Fund's Total Asset Value                     | SAR 3,006,633,141 |
| Net Asset Value (NAV)                        | SAR 1,584,344,910 |
| Rental and Operational Income on Unit Price* | 3.36%             |

\* Operational income consists of hotels net profit

### Performance of the Unit Price and NAV

|                            | End of Quarter | 1 month | 2 months | 3 months |
|----------------------------|----------------|---------|----------|----------|
| Unit Price (Closing Price) | 10.12          | 10.98   | 10.96    | 10.78    |
| NAV per unit               | 10.20          | 10.20   | 10.20    | 10.20    |

### Unit Price during the relevant quarter

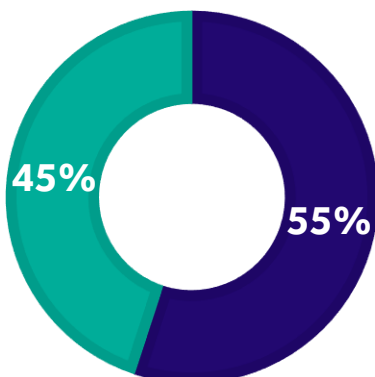


### Fund Fees and Expenses

| Fees & Expenses                                 | Amount (SAR) | % from Fund's Total Asset Value | Cap Limit   |
|---|--------------|---------------------------------|---|
| Management Fees                                 | 6,391,535    | 0.2126%                         | -   |
| Custodian Fees                                  | 25,000       | 0.00083%                        | -   |
| Auditor Fees                                    | 7,500        | 0.0002%                         | -   |
| Financing Fees                                  | 6,897,805    | 0.2294%                         | -   |
| Brokerage Commission                            | -            | -                               | 2.5%  |
| Unit Registration and Listing fees              | 174,383.56   | 0.0058%                         | Service of developing owner registry: maximum limit of SAR 500K<br>Service of listing Fund units: maximum limit of 300K SAR |
| Dealing Fees                                    | -            | -                               | 1%  |
| Real estate Management fees                     | 211,925      | 0.007%                          | Not exceeding: 7% of the rental income  |
| Development/Project Management fees             | -            | -                               | Not exceeding: 7%   |
| Other Fund Costs                                | 650,515      | 0.02164%                        | -   |
| <b>Total expenses, fees and charges</b>         |              | <b>14,358,664</b>               |   |
| <b>Ratio of fund costs to Total Asset Value</b> |              | <b>0.48%</b>                    |   |

### Leverage Ratio

Debt ■  
Equity ■



### Key Financial Highlights

|                         |                      |
|-------------------------|----------------------|
| The Loan Limit          | SAR 1,633,000,010.00 |
| Utilization             | SAR 1,360,847,088    |
| Debt Fulfillment Period | 7 years              |
| Debt Due Date           | Mar-2029             |

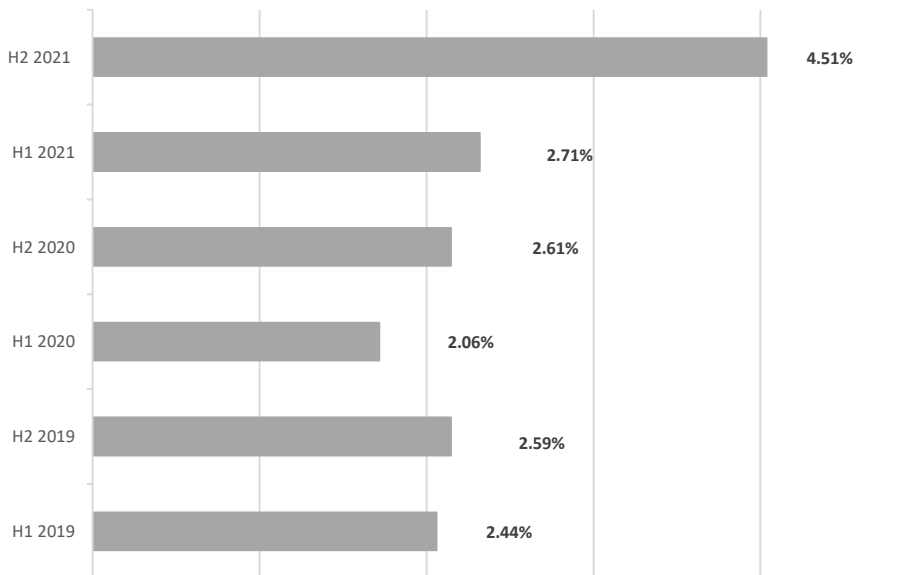


## Fact Sheet – Q2 2022

### Dividends Distribution

| Period  | Eligibility Date | Total Distributed Dividend (SAR) | Number of Units | SAR/Unit | Percentage of distribution from Net Assets Value |
|---------|------------------|----------------------------------|-----------------|----------|--|
| 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  |
| H1 2019 | 7/08/2019        | 41,207,304.24                    | 171,697,101     | 0.24     | %2.44  |

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



### Fundamental and non-Fundamental changes during the relevant quarter

1. Occurrence of a Specific Event in Riyad REIT (Renewal of the Lease Agreement of STC Academy for a period of 5 years)
2. Occurrence of a Specific Event in Riyad REIT (The Opening and flagging of JW Marriott Hotel)



Opening Ceremony of JW Marriott



## Fact Sheet – Q2 2022

### Portfolio Highlights

| Portfolio Holdings                                    | City                  | Occupancy % at the end of the quarter | % of the value to the total assets |
|---|-----------------------|---------------------------------------|------------------------------------|
| The Residence   | Riyadh                | 100%                                  | 2.31%                              |
| Braira Villa Hotel*                                   | Riyadh                | 61%                                   | 2.94%                              |
| Altamyouz Center                                      | Riyadh                | 63%                                   | 2.03%                              |
| Vivienda  | Riyadh                | 100%                                  | 1.46%                              |
| Alizdihar Center                                      | Riyadh                | 100%                                  | 1.40%                              |
| Alraed Building                                       | Riyadh                | 100%                                  | 6.14%                              |
| Fursan Plaza **                                       | Riyadh                | –                                     | 2.79%                              |
| JW Marriott Riyadh*                                   | Riyadh                | 50%                                   | 21.72%                             |
| The Academy (STC)                                     | Riyadh                | 100%                                  | 2.29%                              |
| Saudi Electronic University                           | Riyadh                | 100%                                  | 4.99%                              |
| Olaya Tower 1   | Riyadh                | 100%                                  | 2.37%                              |
| Ascott Hotel Tahlia                                   | Jeddah                | 93%                                   | 4.44%                              |
| Omnia Center  | Jeddah                | 91%                                   | 5.45%                              |
| Alshatea Towers                                       | Dammam                | 62%                                   | 3.27%                              |
| Ascott Corniche Alkhobar*                             | Khobar                | 56%                                   | 7.68%                              |
| 1111 Pennsylvania Avenue***                           | Washington, D.C., USA | 100%                                  | 3.39%                              |
| Pioneer Headquarters ***                              | Texas, USA            | 100%                                  | 7.12%                              |
| FedEx Headquarters ***                                | Texas, USA            | 100%                                  | 1.50%                              |
| Broadcom Headquarters ***                             | California, USA       | 100%                                  | 3.08%                              |
| AmerisourceBergen HQ ***                              | Pennsylvania, USA     | 100%                                  | 2.00%                              |
| PwC Headquarters ***                                  | Brussels, Belgium     | 100%                                  | 0.86%                              |
| Logistics portfolio which invests in 5 properties *** | USA                   | 100%                                  | 7.75%                              |

\* Operational Contract

\*\* Under Development

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

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